

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Kingsgate and Queensgate / 73

Previous Physical Inspection: 1997

Sales - Improved Summary:

Number of Sales: 784

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2001 Value	\$88,000	\$160,000	\$248,000	\$262,800	94.4%	7.43%
2002 Value	\$92,000	\$169,200	\$261,200	\$262,800	99.4%	7.23%
Change	+\$4,000	+\$9,200	+\$13,200		+5.0%	-0.20%
% Change	+4.5%	+5.8%	+5.3%		+5.3%	-2.69%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.20% and -2.69% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2001 Value	\$90,600	\$158,400	\$249,000
2002 Value	+\$94,700	+\$168,100	+\$262,800
Percent Change	+4.5%	+6.1%	+5.5%

Number of one to three unit residences in the Population: 6576

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in one plat (Cherry Hill Farm) or with grade 6 and grade 8 houses were lower than others and the formula adjusted them upward more than the other parcels. Two plats (Dover Station and The Vineyards) were higher than the others and the formula adjusted them downward. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Appr II

Sr. Appraiser

Division Mgr.

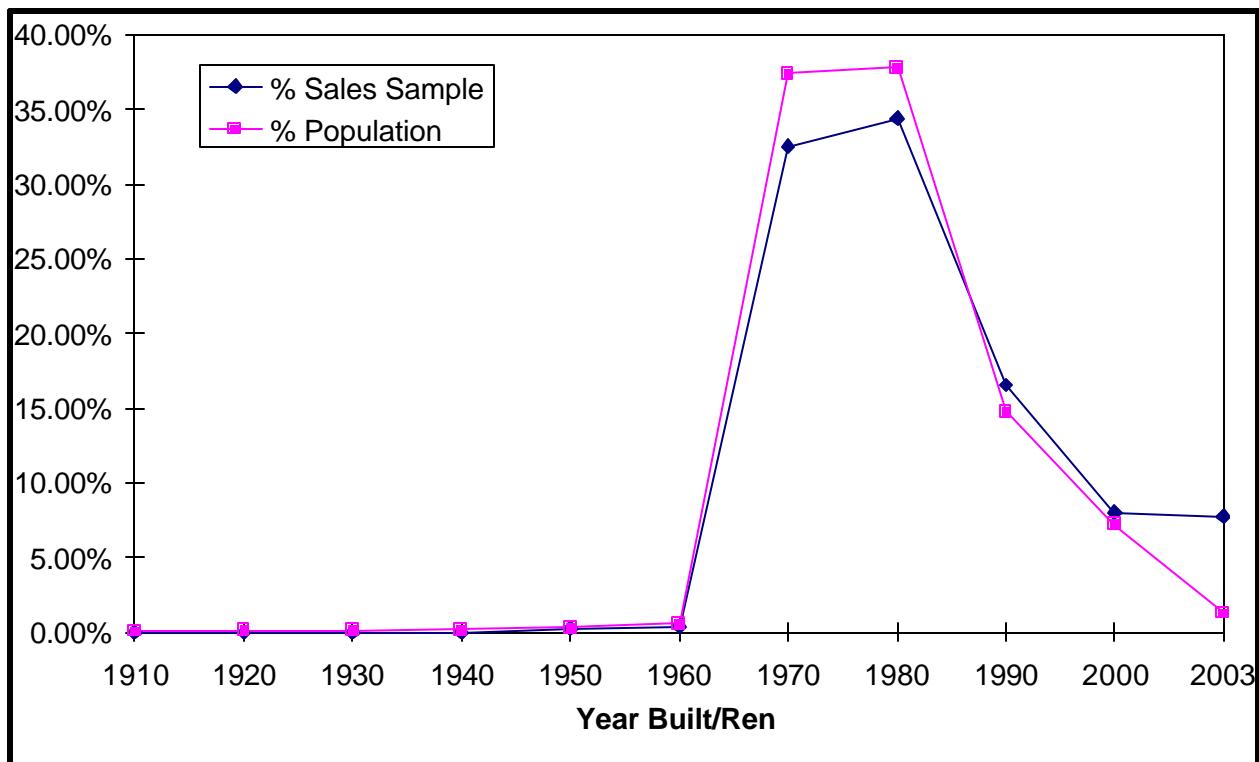
Assessor

Date

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	2	0.26%
1960	3	0.38%
1970	255	32.53%
1980	270	34.44%
1990	130	16.58%
2000	63	8.04%
2003	61	7.78%
	784	

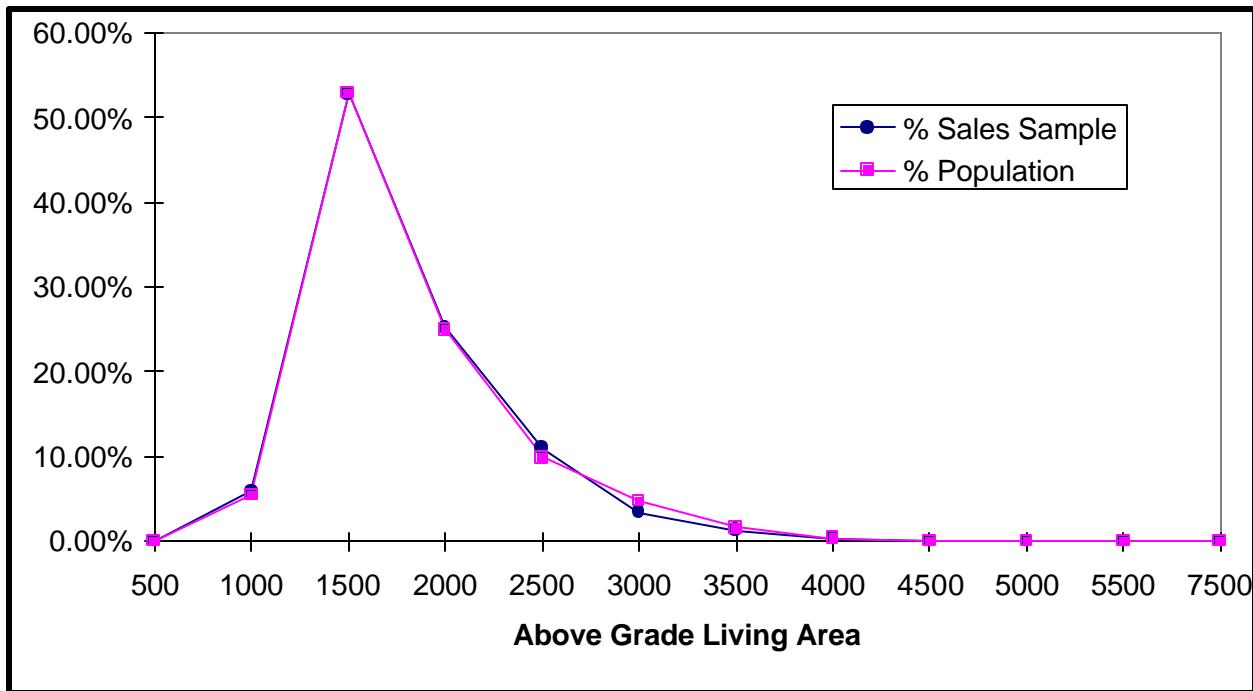
Population		
Year Built/Ren	Frequency	% Population
1910	5	0.08%
1920	9	0.14%
1930	7	0.11%
1940	11	0.17%
1950	21	0.32%
1960	39	0.59%
1970	2463	37.45%
1980	2487	37.82%
1990	973	14.80%
2000	475	7.22%
2003	86	1.31%
	6576	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Sales of homes built in the 70's and 80's are a little under-represented. This distribution is acceptable for both accurate analysis and appraisals

Sales Sample Representation of Population - Above Grade Living Area

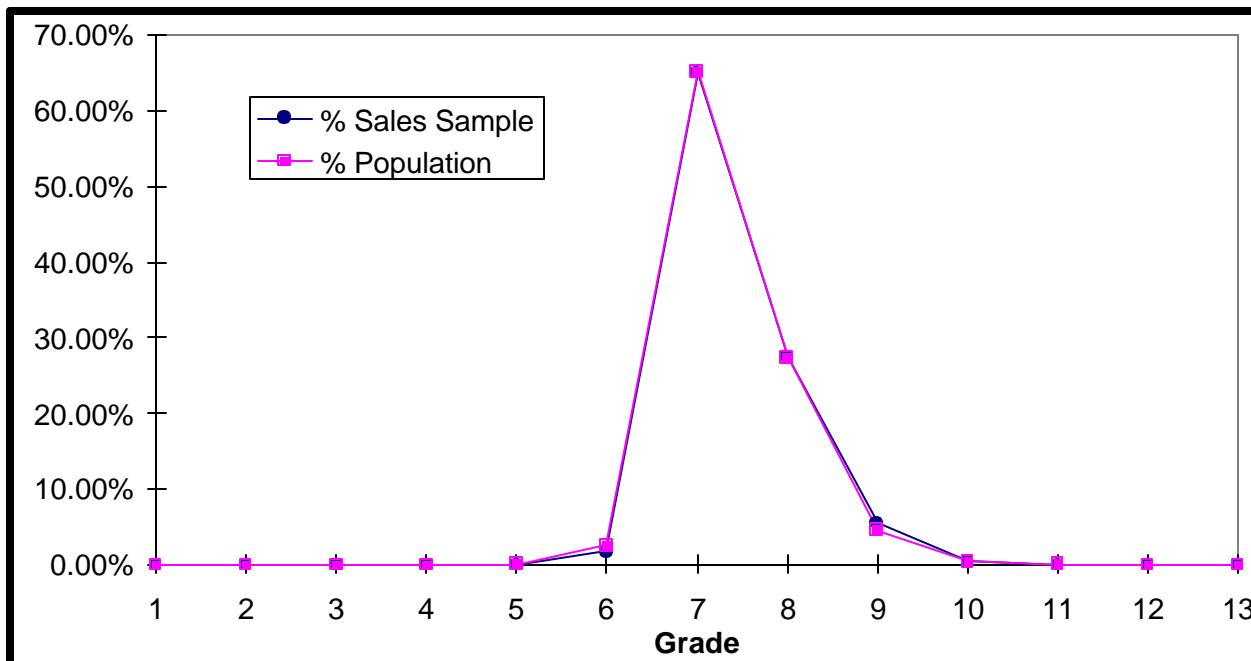
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	46	5.87%	1000	360	5.47%
1500	414	52.81%	1500	3480	52.92%
2000	198	25.26%	2000	1642	24.97%
2500	86	10.97%	2500	651	9.90%
3000	27	3.44%	3000	314	4.77%
3500	10	1.28%	3500	105	1.60%
4000	3	0.38%	4000	21	0.32%
4500	0	0.00%	4500	2	0.03%
5000	0	0.00%	5000	1	0.02%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	784			6576	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

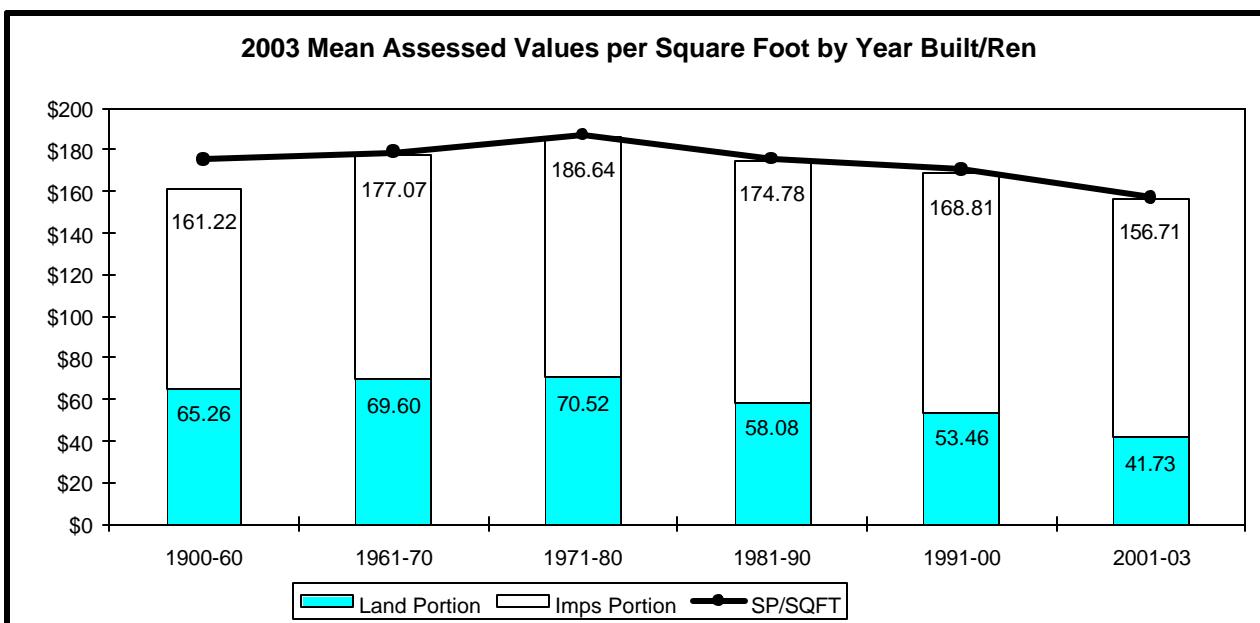
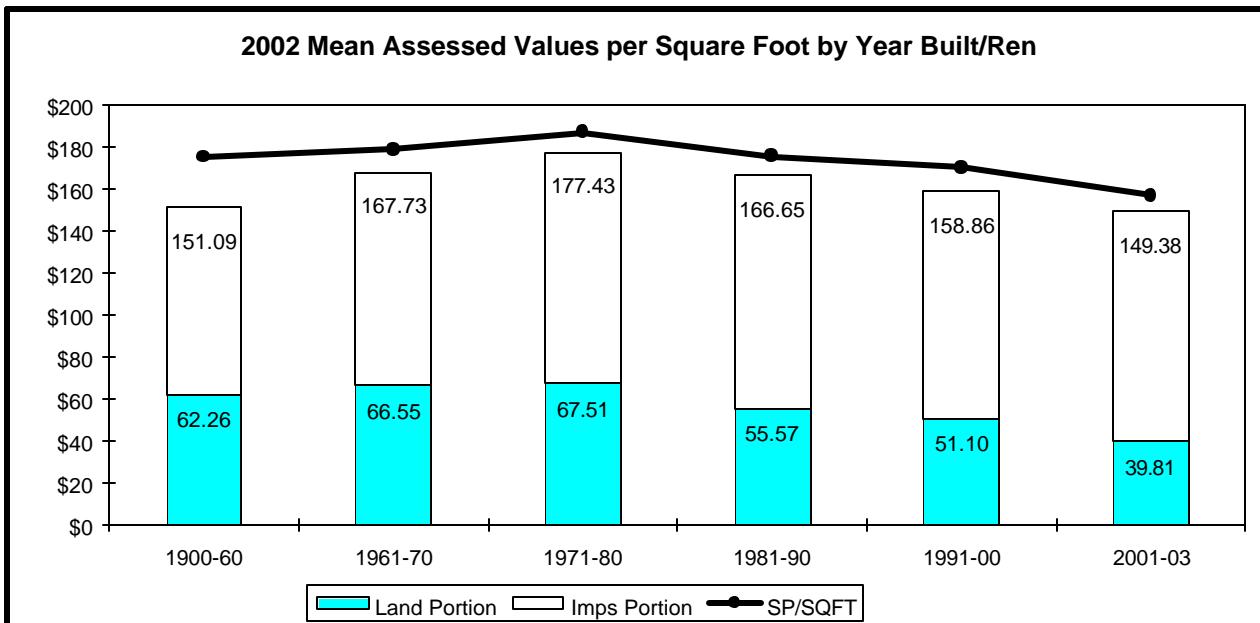
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	4	0.06%
6	14	1.79%	6	168	2.55%
7	509	64.92%	7	4280	65.09%
8	215	27.42%	8	1798	27.34%
9	43	5.48%	9	300	4.56%
10	3	0.38%	10	24	0.36%
11	0	0.00%	11	2	0.03%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
784			6576		



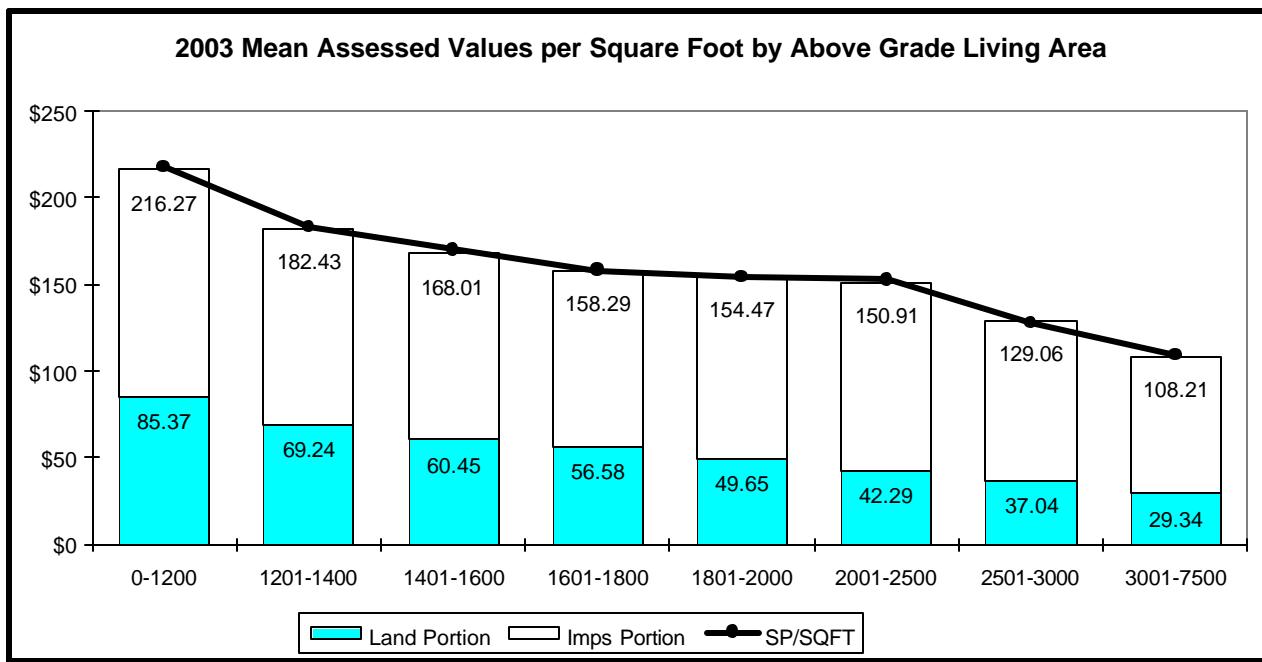
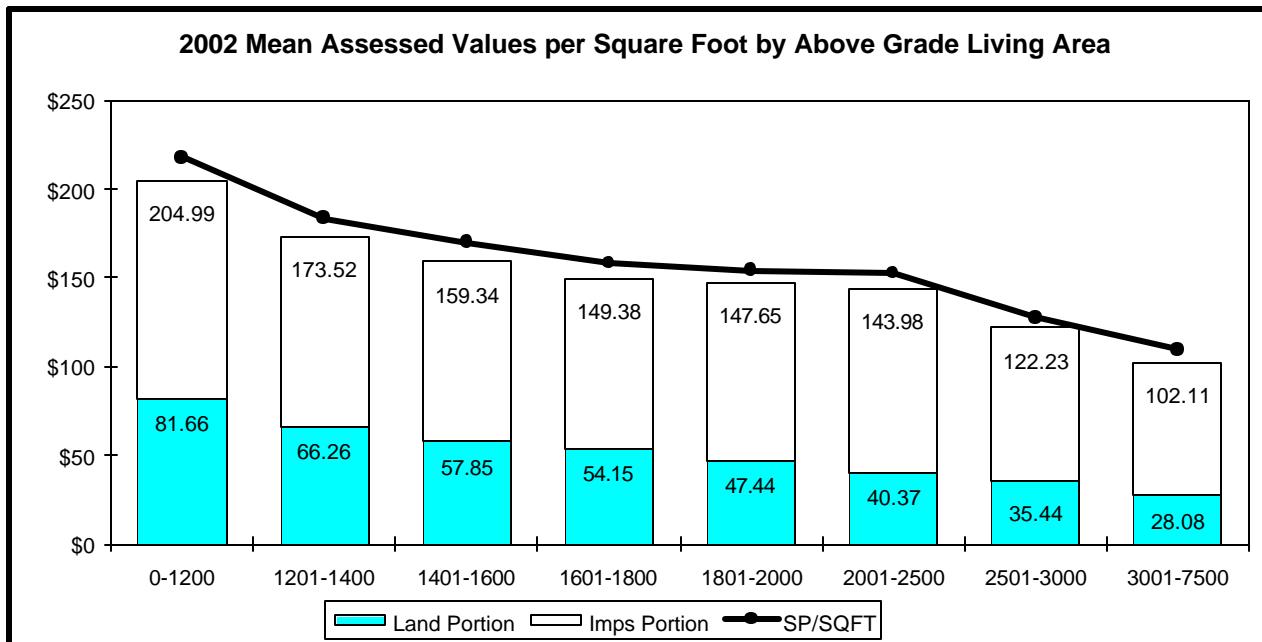
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated**



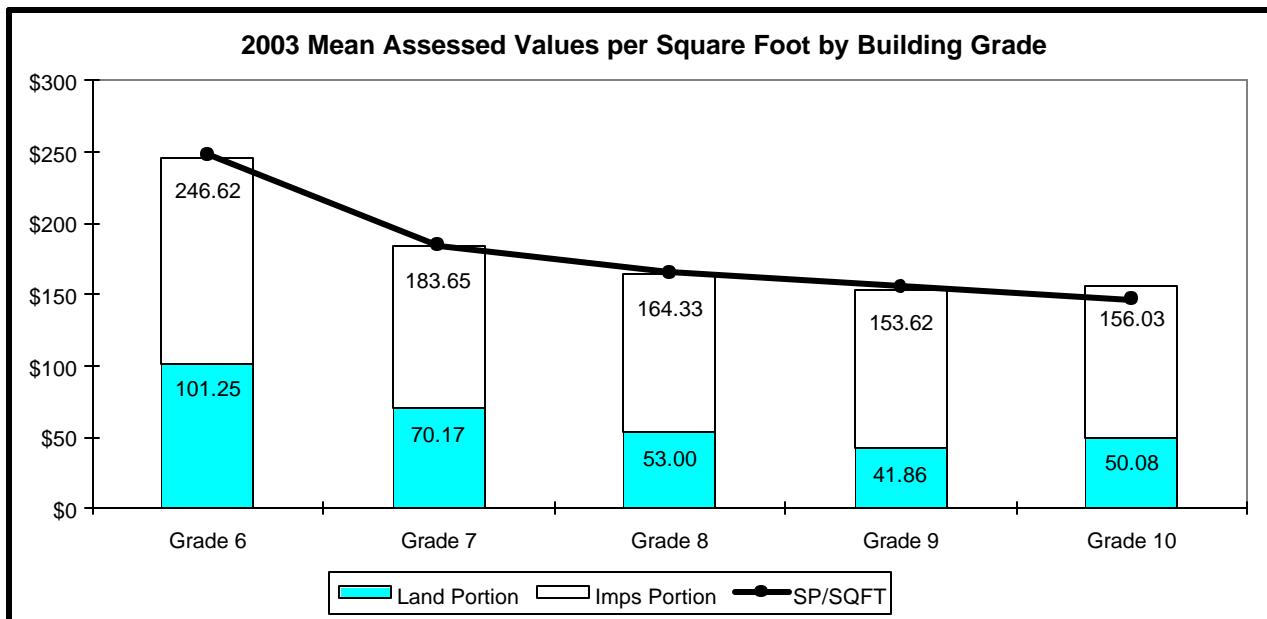
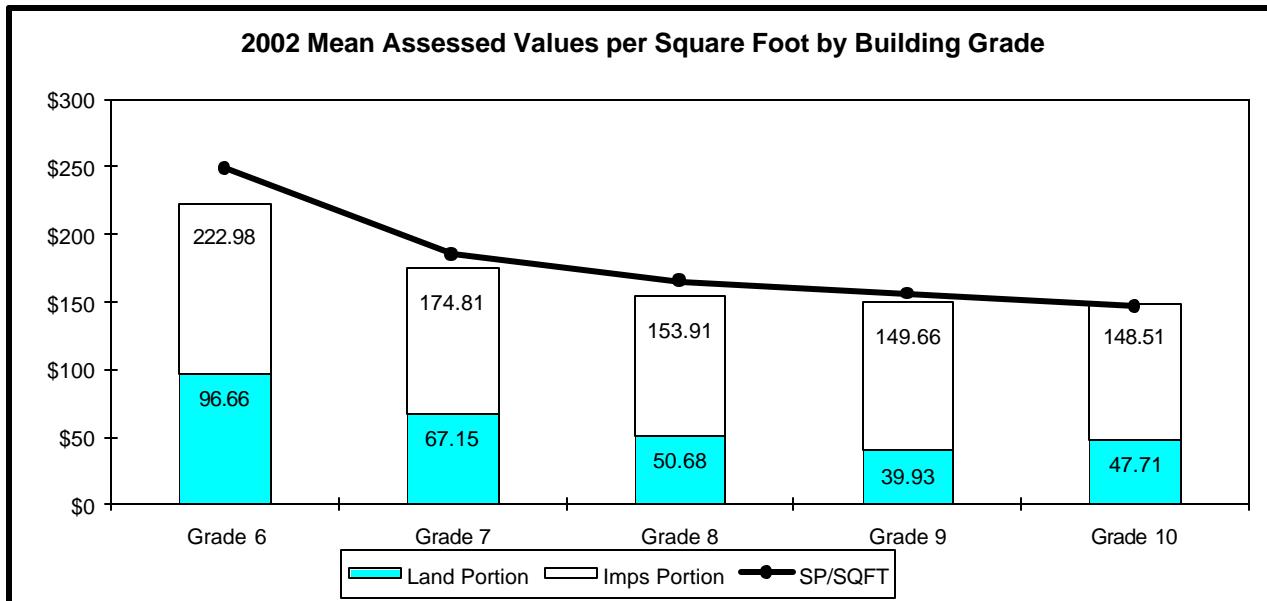
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There are only 5 sales of homes built prior to 1961.

**Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There are only 3 grade 10 sales.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the constant from the model, a market adjustment for land values was derived. This resulted in an overall **5.2%** increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$\text{2003 Land Value} = \text{2002 Land Value} \times 1.052, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 784 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in one plat (Cherry Hill) or with grade 6 and grade 8 houses were lower than others and the formula adjusted them upward more than the other parcels. Two plats (Dover Station and The Vineyards) were higher than the others and the formula adjusted them downward.

The derived adjustment formula is:

$$\text{2003 Total Value} = \text{2002 Total Value} / (.9510143 - .04883353 \text{ (if Grade} = 6\text{)} - .01316138 \text{ (if Grade} = 8\text{)} - .04631998 \\ \text{(if Major is 155250, 155251, or 155252)} + .0625625 \text{ (if Major is 209580)} + .09652545 \text{ (if Major is 894640)})$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$\text{2003 Improvements Value} = \text{2003 Total Value} \text{ minus } \text{2003 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value * 1.052)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value * 1.052).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value * 1.052).

Mobile Home Update

There were 17 market mobile home sales used in a separate analysis. All were located in a mobile home plat, Woodcrest Estates. The results of the analysis showed an increase of 4.2%, close to the overall increase for the population. Since this analysis is well within statistical confidence levels, it was decided to apply the population overall adjustment to the mobile home properties. The resulting total value is calculated as follows:

$$\text{2003 Total Value} = \text{2003 Land Value} + \text{Previous Improvement Value} * 1.052, \text{ with results rounded down to the next \$1,000}$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 73 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.2%

Grade 6	Yes
% Adjustment	5.7%
Grade 8	Yes
% Adjustment	1.5%
Major 155250-155252	Yes
% Adjustment	4.9%
Major 209580	Yes
% Adjustment	-6.2%
Major 894640	Yes
% Adjustment	-9.7%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

Grade 6 properties would *approximately* receive a 10.9% upward adjustment (5.7% grade 6 + 5.2% overall). There are 168 such properties in the population and 14 sales.

There are no grade 6 houses in the plats needing adjustments. Generally older, lower grade parcels were at a lower assessment level than newer parcels. This model corrects for these strata differences.

69% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 73 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
155250 thru 155252	Cherry Hill Farm	11	88	12%	SW-9-26-5	5	7	1994 & 1995	NE 167 th St & Juanita-Wdnvle Wy
209580	Dover Station	11	69	16%	SW-9-26-5	5	8	1987 - 1989	NE 169 th St & Juanita-Wdnvle Wy
894640	The Vineyards	11	11	100%	SE-9-26-5	5	9	2000 & 2001	Bothell-Wdnvle Rd & 128 nd PL NE

Area 73 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
6	14	0.898	0.994	10.6%	0.956	1.032
7	509	0.945	0.994	5.1%	0.987	1.000
8	215	0.938	0.995	6.1%	0.986	1.004
9	43	0.959	0.987	2.8%	0.966	1.008
10	3	1.017	1.068	5.1%	0.895	1.242
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1941-1960	5	0.861	0.915	6.3%	0.775	1.055
1961-1970	255	0.938	0.990	5.5%	0.981	0.999
1971-1980	270	0.948	0.998	5.2%	0.988	1.007
1981-1990	130	0.949	0.995	4.8%	0.985	1.005
1991-2000	63	0.935	0.991	6.0%	0.973	1.009
>2000	61	0.953	1.000	4.9%	0.984	1.016
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	616	0.944	0.994	5.3%	0.988	1.000
Good	167	0.941	0.993	5.5%	0.981	1.005
Very Good	1	1.038	1.090	5.0%	na	na
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	528	0.941	0.991	5.4%	0.985	0.998
1.5	25	0.929	0.985	6.0%	0.952	1.018
2	231	0.951	1.000	5.1%	0.991	1.008
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<801	7	0.893	0.988	10.6%	0.932	1.044
801-1000	39	0.952	1.003	5.3%	0.980	1.026
1001-1500	414	0.940	0.989	5.2%	0.982	0.997
1501-2000	198	0.950	1.002	5.4%	0.992	1.011
2001-2500	86	0.943	0.989	4.8%	0.974	1.003
2501-3000	27	0.955	1.009	5.6%	0.980	1.038
3001-4000	13	0.931	0.987	6.0%	0.926	1.048

Area 73 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

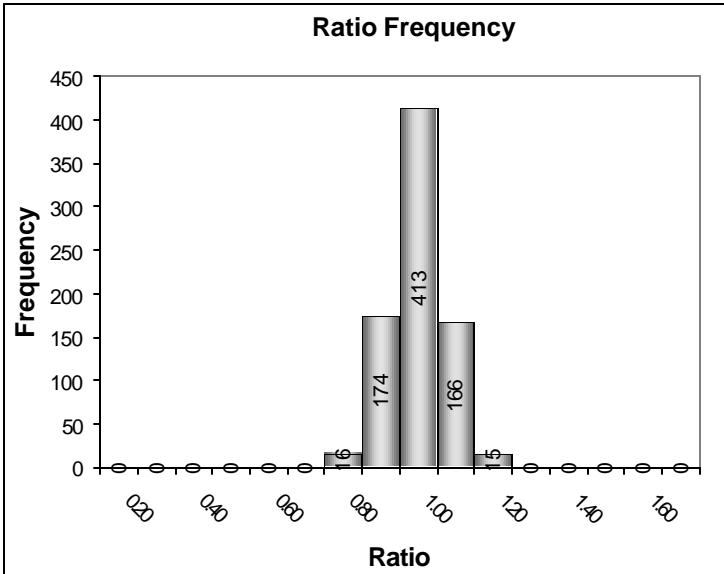
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	781	0.944	0.994	5.3%	0.989	0.999
Y	3	0.952	1.004	5.4%	0.781	1.226
Sub	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
5	470	0.945	0.996	5.4%	0.989	1.002
6	314	0.942	0.991	5.2%	0.983	0.999
Lot Size	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
<3000	31	0.961	1.008	4.9%	0.981	1.035
3000-5000	88	0.949	1.001	5.6%	0.988	1.015
5001-8000	391	0.945	0.994	5.1%	0.987	1.000
8001-12000	243	0.934	0.986	5.5%	0.976	0.996
12001-16000	21	0.966	1.019	5.5%	0.979	1.059
16001-20000	4	0.986	1.035	5.0%	0.950	1.121
20001-43559	6	0.981	1.031	5.0%	0.924	1.137
Plats, Major	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
155250-155252	11	0.902	0.996	10.4%	0.957	1.035
209580	11	0.999	0.996	-0.3%	0.969	1.023
894640	11	1.046	0.997	-4.6%	0.974	1.021

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: NW / Team - 2	Lien Date: 01/01/2002	Date of Report: 4/22/2003	Sales Dates: 1/2001 - 12/2002
Area 73	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>		784	
<i>Mean Assessed Value</i>		248,000	
<i>Mean Sales Price</i>		262,800	
<i>Standard Deviation AV</i>		43,954	
<i>Standard Deviation SP</i>		48,911	
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>		0.948	
<i>Median Ratio</i>		0.946	
<i>Weighted Mean Ratio</i>		0.944	
UNIFORMITY			
<i>Lowest ratio</i>		0.738	
<i>Highest ratio:</i>		1.124	
<i>Coefficient of Dispersion</i>		5.92%	
<i>Standard Deviation</i>		0.070	
<i>Coefficient of Variation</i>		7.43%	
<i>Price Related Differential (PRD)</i>		1.005	
RELIABILITY			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>		0.940	
<i>Upper limit</i>		0.952	
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>		0.943	
<i>Upper limit</i>		0.953	
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>		6576	
<i>B (acceptable error - in decimal)</i>		0.05	
<i>S (estimated from this sample)</i>		0.070	
<i>Recommended minimum:</i>		8	
<i>Actual sample size:</i>		784	
<i>Conclusion:</i>		OK	
NORMALITY			
<i>Binomial Test</i>			
<i># ratios below mean:</i>		403	
<i># ratios above mean:</i>		381	
<i>Z:</i>		0.786	
<i>Conclusion:</i>		Normal*	
<i>*i.e. no evidence of non-normality</i>			



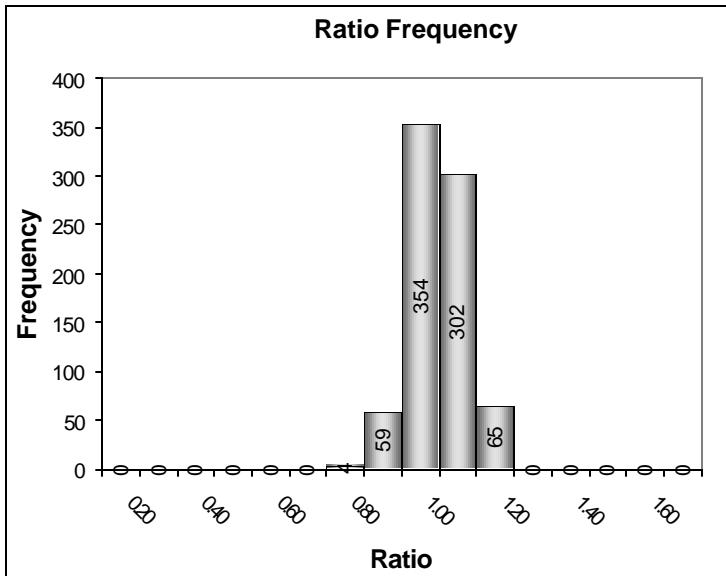
COMMENTS:

1 to 3 Unit Residences throughout area 73

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NW / Team - 2	Lien Date: 01/01/2003	Date of Report: 4/22/2003	Sales Dates: 1/2001 - 12/2002
Area 73	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 784			
Mean Assessed Value	261,200		
Mean Sales Price	262,800		
Standard Deviation AV	46,504		
Standard Deviation SP	48,911		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.995		
Weighted Mean Ratio	0.994		
UNIFORMITY			
Lowest ratio	0.775		
Highest ratio:	1.179		
Coefficient of Dispersion	5.73%		
Standard Deviation	0.072		
Coefficient of Variation	7.23%		
Price Related Differential (PRD)	1.004		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.988		
Upper limit	1.001		
95% Confidence: Mean			
Lower limit	0.993		
Upper limit	1.003		
SAMPLE SIZE EVALUATION			
N (population size)	6576		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.072		
Recommended minimum:	8		
Actual sample size:	784		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	402		
# ratios above mean:	382		
z:	0.714		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 73

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	387680	0420	12/27/2002	203000	770	0	6	1969	3	10350	N	N	12508 NE 156TH ST
5	387680	0480	12/10/2002	232000	770	770	6	1969	3	10120	N	N	12558 NE 156TH ST
5	387680	0550	2/5/2001	200000	770	770	6	1969	3	7296	N	N	12627 NE 157TH ST
5	387680	0590	7/30/2002	233500	770	710	6	1969	3	7350	N	N	15658 126TH AV NE
5	387680	0610	11/16/2001	225000	770	560	6	1969	3	7875	N	N	12620 NE 156TH PL
5	387680	0690	11/19/2001	212000	770	340	6	1969	3	6700	N	N	15651 126TH AV NE
5	387680	0160	6/19/2001	212000	800	700	6	1969	3	8000	N	N	12533 NE 156TH ST
5	387680	0400	4/8/2002	229000	850	260	6	1969	3	7208	N	N	15618 125TH PL NE
5	387680	0410	4/5/2001	221500	850	260	6	1970	3	7176	N	N	15612 125TH PL NE
5	387680	0370	3/2/2001	189900	1000	0	6	1968	3	9785	N	N	12404 NE 157TH ST
5	337430	0070	5/24/2001	210000	1150	0	6	1970	3	9360	N	N	13308 125TH AV NE
5	387680	0150	7/30/2002	220000	1220	0	6	1969	3	7000	N	N	12525 NE 156TH ST
5	387680	0230	2/7/2002	229500	1220	0	6	1969	3	7313	N	N	15504 127TH PL NE
5	092720	0120	11/17/2001	238000	830	90	7	1977	3	7245	N	N	12432 NE 141ST PL
5	183991	0030	2/5/2001	226000	830	640	7	1971	4	7350	N	N	12228 NE 136TH PL
5	320550	0340	5/21/2001	225000	850	250	7	1971	3	11820	N	N	11911 NE 133RD PL
5	212605	9251	8/16/2001	216000	900	0	7	1982	3	10395	N	N	11627 NE 140TH ST
5	387681	0090	1/1/2001	240000	900	700	7	1970	3	9000	N	N	12610 NE 157TH ST
5	387681	0180	4/4/2002	209000	900	0	7	1970	4	8000	N	N	15705 126TH AV NE
5	954290	0150	10/18/2001	196500	900	470	7	1970	3	10530	N	N	12078 NE 137TH CT
5	954290	0190	8/22/2001	220000	900	470	7	1972	3	8151	N	N	12054 NE 137TH CT
5	183991	0130	8/20/2001	200000	920	340	7	1971	3	7350	N	N	13429 122ND AV NE
5	183990	0080	6/6/2001	195000	950	0	7	1968	3	8000	N	N	13219 118TH AV NE
5	259770	0060	3/2/2001	206000	960	0	7	1968	3	7210	N	N	14439 120TH PL NE
5	183991	0210	12/16/2002	233000	970	630	7	1970	3	7560	N	N	12301 NE 134TH ST
5	183991	0230	1/26/2001	260000	970	730	7	2000	3	7560	N	N	12311 NE 134TH ST
5	183992	0010	9/4/2002	245000	970	310	7	1969	3	7200	N	N	13821 121ST AV NE
5	387681	0050	4/24/2002	218999	980	0	7	1971	4	8520	N	N	15714 126TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	387681	0110	10/11/2002	218000	980	0	7	1970	3	8240	N	N	15704 126TH AV NE
5	255860	0130	7/18/2001	227000	1000	500	7	1972	3	7420	N	N	12422 NE 137TH PL
5	320540	0040	3/29/2002	228950	1010	530	7	1968	3	7500	N	N	13509 120TH AV NE
5	320540	0150	11/27/2002	236000	1010	440	7	1968	3	7375	N	N	13426 121ST AV NE
5	320550	0060	1/11/2002	195000	1030	0	7	1970	3	7200	N	N	13308 121ST AV NE
5	866326	0400	11/1/2002	237500	1030	0	7	1987	3	5916	N	N	12153 NE 134TH CT
5	278793	0130	10/18/2001	224950	1050	480	7	1973	3	15840	N	N	13315 129TH PL NE
5	104901	0380	12/2/2002	232000	1060	550	7	1972	3	3780	N	N	12117 NE 149TH ST
5	183992	0030	6/14/2001	244950	1060	370	7	1969	3	9559	N	N	13805 121ST AV NE
5	320550	0070	11/14/2002	256000	1060	0	7	1969	3	9120	N	N	13316 121ST AV NE
5	387631	1880	2/23/2001	245000	1060	430	7	1969	4	7110	N	N	14129 128TH AV NE
5	387631	2060	7/16/2002	248000	1060	410	7	1969	3	7840	N	N	14131 126TH AV NE
5	092720	0160	11/2/2001	208000	1080	430	7	1977	3	5250	N	N	12402 NE 141ST PL
5	255861	0090	1/16/2002	216500	1080	530	7	1973	3	6375	N	N	13526 127TH AV NE
5	255861	0280	7/20/2001	228900	1080	600	7	1973	3	9100	N	N	13810 127TH AV NE
5	255866	0320	8/21/2001	215950	1080	530	7	1976	3	6900	N	N	13414 129TH PL NE
5	104900	0080	10/22/2001	199000	1090	0	7	1972	3	4565	N	N	15013 122ND PL NE
5	212605	9148	8/23/2001	259000	1090	800	7	1981	3	10328	N	N	11629 NE 140TH ST
5	320540	0240	8/23/2001	216000	1090	0	7	1968	3	7200	N	N	13542 121ST AV NE
5	387682	0070	12/12/2002	250000	1090	0	7	1976	3	5500	N	N	12600 NE 154TH ST
5	387682	0080	3/11/2002	236000	1090	380	7	1976	3	7930	N	N	12530 NE 154TH ST
5	387682	0260	3/27/2001	245000	1090	500	7	1976	3	6825	N	N	12627 NE 154TH ST
5	104901	0150	11/28/2001	245000	1100	600	7	1972	3	4200	N	N	12113 NE 151ST ST
5	104901	0170	1/2/2001	212900	1100	600	7	1972	3	4544	N	N	12121 NE 151ST ST
5	866317	0010	2/26/2002	230000	1100	0	7	1988	3	6719	N	N	13204 128TH AV NE
5	866317	0030	8/14/2001	239000	1100	0	7	1988	3	7420	N	N	13220 128TH AV NE
5	092720	0300	3/6/2001	259950	1110	850	7	1976	3	6300	N	N	14011 125TH PL NE
5	183992	0040	8/6/2001	215000	1110	370	7	1969	3	8073	N	N	12014 NE 138TH PL

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	255863	0090	10/23/2001	217000	1110	820	7	1974	4	11067	N	N	13828 128TH AV NE
5	255865	0020	1/25/2001	223750	1110	530	7	1974	4	7125	N	N	13512 129TH PL NE
5	255865	0020	2/4/2002	247500	1110	530	7	1974	4	7125	N	N	13512 129TH PL NE
5	387631	0920	9/26/2001	220000	1110	700	7	1974	4	6930	N	N	14404 130TH AV NE
5	387631	2460	8/16/2001	247000	1110	820	7	1975	4	7820	N	N	14650 124TH PL NE
5	387631	2550	2/22/2001	238750	1110	0	7	1975	3	7200	N	N	12411 NE 146TH PL
5	387631	1580	2/21/2001	247500	1120	340	7	1976	3	8670	N	N	12863 NE 145TH PL
5	255865	0070	4/4/2002	249950	1130	380	7	1975	4	4440	N	N	13009 NE 136TH ST
5	255863	0150	2/5/2001	239950	1140	210	7	1973	3	7210	N	N	13727 129TH PL NE
5	255863	0390	5/16/2002	259950	1150	430	7	1974	4	9680	N	N	13831 128TH AV NE
5	259770	0050	11/4/2002	207990	1150	0	7	1968	3	7210	N	N	14433 120TH PL NE
5	104900	0620	2/27/2002	150000	1160	0	7	1972	3	2184	N	N	12319 NE 149TH CT
5	104900	0660	1/29/2001	154950	1160	0	7	1972	3	1525	N	N	12318 NE 149TH CT
5	328830	0090	10/11/2002	274067	1160	740	7	1975	3	8784	N	N	11915 NE 148TH ST
5	387631	0690	1/14/2002	272950	1160	180	7	1970	3	16400	N	N	14266 130TH PL NE
5	387681	0130	12/16/2002	204500	1160	0	7	1970	3	10500	N	N	15720 126TH AV NE
5	183992	0130	11/20/2001	252000	1170	810	7	1969	3	9900	N	N	12037 NE 138TH PL
5	255861	0060	5/2/2001	255000	1170	580	7	1973	4	6832	N	N	13535 127TH AV NE
5	328820	0780	9/27/2001	235000	1170	880	7	1973	3	7875	N	N	14075 117TH AV NE
5	387631	0680	5/8/2001	225000	1170	750	7	1970	3	5700	N	N	14258 130TH PL NE
5	255863	0070	2/20/2001	244950	1180	360	7	1974	4	6420	N	N	12812 NE 138TH CT
5	278793	0070	10/19/2001	277500	1180	470	7	1973	4	7296	N	N	12909 NE 133RD PL
5	387620	0170	3/11/2002	280000	1180	440	7	1967	3	7300	N	N	12111 NE 142ND PL
5	387620	1420	8/1/2002	275000	1180	460	7	1968	3	8500	N	N	11815 NE 141ST ST
5	387631	1320	7/29/2002	255000	1180	330	7	1974	4	6750	N	N	14442 129TH AV NE
5	387631	1490	4/12/2002	220000	1180	0	7	1975	4	6825	N	N	14519 129TH AV NE
5	387649	0080	4/24/2002	289950	1180	500	7	1980	4	7412	N	N	12816 NE 149TH ST
5	638620	0150	7/19/2002	262250	1180	280	7	1987	3	7806	N	N	13010 NE 137TH PL
5	638620	0170	4/15/2002	265317	1180	0	7	1986	3	8634	N	N	13020 NE 137TH PL

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	092720	0280	12/10/2001	248000	1190	360	7	1976	3	6256	N	N	12455 NE 141ST ST
5	155250	0180	6/6/2002	299950	1190	420	7	1994	3	7200	N	N	12114 NE 169TH ST
5	387631	1160	7/19/2001	249000	1190	330	7	1974	4	7200	N	N	12913 NE 144TH PL
5	387631	1560	4/17/2002	268000	1190	350	7	1976	4	6650	N	N	12855 NE 145TH PL
5	387631	1560	9/13/2002	269700	1190	350	7	1976	4	6650	N	N	12855 NE 145TH PL
5	387631	3150	8/9/2002	242500	1190	380	7	1976	4	8446	N	N	14644 128TH AV NE
5	155251	0420	9/23/2002	300000	1200	420	7	1994	3	6780	N	N	12217 NE 168TH PL
5	178930	0030	1/18/2002	245700	1200	380	7	1981	3	8140	N	N	12624 NE 140TH ST
5	328830	0270	3/21/2001	262500	1200	0	7	1968	3	7980	N	N	14818 119TH AV NE
5	387631	2010	4/17/2002	265000	1200	120	7	1969	4	7488	N	N	12604 NE 142ND ST
5	701600	0080	6/28/2001	230000	1200	240	7	1969	4	8073	N	N	15213 116TH PL NE
5	701620	0030	6/28/2001	239000	1200	880	7	1970	3	6300	N	N	11917 NE 155TH ST
5	104900	0250	2/22/2001	194500	1210	410	7	1972	3	1334	N	N	15003 123RD AV NE
5	104900	0290	7/24/2002	167000	1210	0	7	1972	3	1357	N	N	14909 123RD AV NE
5	162605	9111	12/17/2002	332500	1210	460	7	1973	3	41817	N	N	12918 NE 151ST ST
5	183992	0160	5/24/2002	226000	1210	300	7	1969	3	7080	N	N	13806 121ST AV NE
5	259770	0070	1/18/2002	206500	1210	0	7	1968	4	6798	N	N	14447 120TH PL NE
5	387620	0140	4/23/2001	249950	1210	460	7	1968	3	8560	N	N	12003 NE 142ND PL
5	092720	0380	7/13/2001	253950	1220	870	7	1969	3	10010	N	N	12401 NE 141ST ST
5	104901	0460	10/10/2001	211500	1220	0	7	1973	3	5300	N	N	14706 120TH CT NE
5	255865	0240	2/21/2001	266000	1220	420	7	1976	4	6825	N	N	12942 NE 136TH ST
5	387620	1090	2/14/2002	235750	1220	0	7	1968	4	8500	N	N	11828 NE 142ND ST
5	387631	3010	9/17/2001	228000	1220	620	7	1976	4	8960	N	N	14653 128TH AV NE
5	387681	0120	12/16/2002	209500	1220	0	7	1970	3	7500	N	N	15712 126TH AV NE
5	255862	0050	2/8/2002	235000	1230	500	7	1974	3	8500	N	N	13843 127TH AV NE
5	255863	0300	9/28/2001	224950	1230	0	7	1974	4	7350	N	N	13926 129TH PL NE
5	255863	0300	10/28/2002	242000	1230	0	7	1974	4	7350	N	N	13926 129TH PL NE
5	255865	0270	8/17/2001	239000	1230	620	7	1974	4	6500	N	N	12926 NE 136TH ST

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	255870	0190	3/12/2001	235000	1230	400	7	1978	3	6500	N	N	13247 126TH PL NE
5	278793	0080	12/28/2001	202500	1230	0	7	1973	4	7296	N	N	12913 NE 133RD PL
5	183991	0080	6/20/2001	212000	1240	0	7	1970	4	6750	N	N	13453 122ND AV NE
5	255870	0080	10/23/2002	281000	1240	360	7	1978	3	7770	N	N	12633 NE 133RD PL
5	255871	0030	1/9/2002	238000	1240	430	7	1977	4	7280	N	N	13218 130TH PL NE
5	255867	0340	11/27/2002	316000	1240	190	7	1975	4	6500	N	N	12944 NE 136TH PL
5	387631	1330	11/27/2002	269950	1240	740	7	1974	4	6958	N	N	14448 129TH AV NE
5	387631	2440	5/31/2001	252000	1240	200	7	1975	4	8400	N	N	14638 124TH PL NE
5	255863	0060	5/2/2002	279950	1260	560	7	1974	4	3745	N	N	12818 NE 138TH CT
5	255866	0190	9/24/2001	250000	1260	470	7	1976	3	6500	N	N	12816 NE 134TH PL
5	387620	0090	3/8/2001	246000	1260	820	7	1967	3	7500	N	N	14206 119TH AV NE
5	387631	0370	9/19/2001	249000	1260	430	7	1974	4	8960	N	N	14226 128TH AV NE
5	255869	0160	4/30/2001	256000	1270	430	7	1977	3	8050	N	N	12608 NE 134TH PL
5	255872	0110	11/16/2001	248000	1270	400	7	1977	3	7000	N	N	12611 NE 134TH PL
5	387631	1090	7/12/2001	249950	1270	900	7	1973	4	7760	N	N	12832 NE 144TH WY
5	387631	1910	8/26/2002	240000	1270	0	7	1969	4	7200	N	N	12618 NE 141ST WY
5	954290	0030	6/19/2002	257000	1280	410	7	1969	3	8820	N	N	12230 NE 137TH PL
5	320540	0310	7/5/2002	214950	1290	0	7	1968	3	8925	N	N	12004 NE 136TH PL
5	387631	2880	6/20/2001	233000	1290	0	7	1976	4	7300	N	N	14625 127TH AV NE
5	387682	0010	1/31/2001	220000	1290	0	7	1976	3	7350	N	N	15411 127TH PL NE
5	387682	0140	3/21/2001	210800	1290	0	7	1976	3	6250	N	N	12500 NE 154TH ST
5	387682	0200	6/26/2002	206000	1290	0	7	1976	3	7350	N	N	12517 NE 154TH ST
5	387682	0290	8/22/2002	208000	1290	0	7	1976	3	8160	N	N	15324 127TH PL NE
5	951320	0230	5/22/2002	245000	1290	460	7	1987	3	11808	N	N	16914 126TH AV NE
5	104900	0560	8/28/2001	170950	1300	0	7	1972	3	2064	N	N	12321 NE 149TH ST
5	255864	0050	9/21/2001	240000	1300	380	7	1974	4	6095	N	N	12801 NE 136TH ST
5	320540	0100	3/20/2001	219500	1300	0	7	1968	3	8500	N	N	12009 NE 134TH PL
5	320540	0350	9/11/2002	260000	1300	0	7	1968	3	8500	N	N	13600 120TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	387631	0480	4/24/2001	229000	1300	0	7	1970	3	11550	N	N	12814 NE 142ND PL
5	701600	0540	4/26/2001	230950	1300	450	7	1968	4	7200	N	N	15032 116TH PL NE
5	866337	0030	4/15/2002	244000	1300	340	7	1988	3	6323	N	N	12249 NE 133RD PL
5	951320	0310	11/26/2001	225546	1300	500	7	1983	3	6632	N	N	16900 124TH AV NE
5	025500	0290	4/26/2001	263000	1310	700	7	1986	3	5452	N	N	16507 126TH AV NE
5	104901	0640	12/13/2001	171000	1310	0	7	1973	3	1968	N	N	12209 147TH PL NE
5	104901	0680	5/20/2002	165000	1310	0	7	1973	3	2184	N	N	14704 122ND PL NE
5	104901	0760	10/16/2001	175000	1310	0	7	1973	3	2050	N	N	14703 122ND PL NE
5	104901	0820	6/19/2002	179000	1310	0	7	1973	3	2150	N	N	12217 NE 148TH CT
5	320550	0030	6/19/2002	245000	1310	0	7	1971	3	7200	N	N	13216 121ST AV NE
5	954290	0280	10/10/2002	195000	1310	0	7	1970	3	7700	N	N	13619 121ST AV NE
5	371550	0130	12/11/2002	226000	1320	200	7	1969	3	7950	N	N	12514 NE 138TH PL
5	951320	0020	8/23/2001	292500	1330	460	7	1984	3	6085	N	N	12411 NE 169TH ST
5	255869	0230	12/7/2001	264950	1340	0	7	1977	4	8625	N	N	12434 NE 134TH PL
5	701620	0330	10/14/2002	211000	1340	0	7	1971	4	9270	N	N	11803 NE 157TH ST
5	701620	0380	9/24/2001	234500	1340	0	7	1971	4	5152	N	N	11818 NE 157TH ST
5	104900	0310	10/12/2001	195000	1350	410	7	1972	3	1512	N	N	14905 123RD AV NE
5	387631	3170	6/4/2001	247000	1350	420	7	1976	4	8000	N	N	12803 NE 149TH ST
5	104901	0490	1/30/2002	185000	1360	0	7	1973	3	3905	N	N	14707 121ST CT NE
5	255871	0160	11/2/2001	225500	1360	740	7	1977	3	7194	N	N	12931 NE 133RD PL
5	328810	0700	8/14/2001	220000	1360	0	7	1966	3	8740	N	N	14231 119TH PL NE
5	025500	0040	10/4/2001	288450	1380	410	7	1985	3	10430	N	N	12508 NE 167TH PL
5	025500	0070	8/28/2002	283000	1380	410	7	1984	3	6558	N	N	12515 NE 167TH PL
5	255860	0070	4/18/2001	247500	1380	390	7	1972	4	7272	N	N	12515 NE 137TH PL
5	327500	0030	5/9/2002	277500	1380	500	7	1978	4	7930	N	N	13944 127TH PL NE
5	387631	0730	12/11/2001	259500	1380	390	7	1971	3	6600	N	N	14257 131ST AV NE
5	509830	0030	2/19/2002	236000	1380	0	7	1987	3	7908	N	N	14025 127TH PL NE
5	255863	0400	9/27/2001	247500	1390	400	7	1974	4	7480	N	N	13825 128TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	255870	0130	10/14/2002	260000	1390	430	7	1978	3	8190	N	N	13304 127TH PL NE
5	255872	0050	9/28/2001	314000	1390	430	7	1977	4	11560	N	N	12511 NE 134TH PL
5	320540	0220	8/30/2001	214000	1390	0	7	1968	3	7200	N	N	13530 121ST AV NE
5	387600	0070	3/28/2001	221000	1390	0	7	1967	4	9450	N	N	13411 115TH AV NE
5	638620	0070	5/16/2002	249000	1390	0	7	1987	3	7778	N	N	13025 NE 137TH PL
5	638620	0160	7/31/2001	255000	1390	0	7	1987	3	8241	N	N	13014 NE 137TH PL
5	183991	0040	6/19/2001	215950	1420	0	7	1970	4	7350	N	N	12220 NE 136TH PL
5	255867	0260	1/28/2002	265000	1420	650	7	1975	3	7245	N	N	13511 131ST PL NE
5	951320	0300	9/18/2002	230000	1420	0	7	1984	3	5682	N	N	12412 NE 169TH ST
5	025500	0380	10/21/2002	297000	1430	420	7	1986	3	5790	N	N	16614 126TH AV NE
5	255866	0150	1/10/2002	262000	1430	500	7	1976	3	6825	N	N	12817 NE 134TH PL
5	371550	0250	4/2/2002	284000	1430	0	7	1969	4	7995	N	N	13809 125TH AV NE
5	387600	0770	5/9/2001	225000	1430	0	7	1965	4	4950	N	N	13726 117TH AV NE
5	387649	0090	10/24/2001	251500	1430	310	7	1985	3	8857	N	N	12936 NE 149TH ST
5	255861	0030	1/1/2001	242500	1440	0	7	1973	4	6992	N	N	13551 127TH AV NE
5	255867	0130	9/11/2002	285000	1440	600	7	1975	4	6500	N	N	13113 NE 135TH ST
5	387630	0740	4/15/2002	260000	1440	810	7	1968	4	7178	N	N	12117 NE 141ST PL
5	255867	0100	11/21/2002	290000	1460	450	7	1975	4	6750	N	N	13503 131ST AV NE
5	387620	0790	5/16/2001	238000	1460	0	7	1967	4	7224	N	N	14255 121ST AV NE
5	387631	0930	4/19/2002	279950	1460	630	7	1974	4	6700	N	N	14408 130TH AV NE
5	255863	0200	8/21/2001	253000	1470	0	7	1973	4	7350	N	N	13714 129TH PL NE
5	387648	0240	1/11/2001	243500	1480	450	7	1979	4	7280	N	N	12942 NE 147TH PL
5	255870	0030	11/12/2001	290000	1490	540	7	1978	3	7875	N	N	13218 126TH PL NE
5	387631	0660	5/11/2001	220000	1490	0	7	1972	3	6825	N	N	14253 130TH PL NE
5	255871	0130	8/7/2002	319000	1500	1000	7	1977	3	8250	N	N	12932 NE 133RD PL
5	387600	0100	4/2/2002	224750	1500	0	7	1966	4	9990	N	N	13503 115TH AV NE
5	255874	0070	5/20/2002	260000	1510	0	7	1989	3	7146	N	N	12712 NE 132ND PL
5	670660	0080	2/19/2002	255750	1510	0	7	1977	4	8000	N	N	12202 NE 139TH PL

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	255863	0230	8/16/2001	245000	1520	670	7	1973	4	7350	N	N	13804 129TH PL NE
5	104900	0530	5/1/2001	182000	1540	0	7	1972	3	2256	N	N	12309 NE 149TH ST
5	670660	0310	11/6/2002	242000	1540	0	7	1977	3	5400	N	N	13818 123RD AV NE
5	104900	0010	8/27/2001	234950	1550	0	7	1972	3	5490	N	N	12201 NE 149TH PL
5	104900	0030	6/20/2001	225000	1550	0	7	1972	3	4144	N	N	12209 NE 149TH PL
5	387620	0060	3/28/2002	244300	1560	0	7	1967	3	8700	N	N	14104 119TH AV NE
5	387620	0560	4/17/2001	219950	1560	0	7	1967	4	8500	N	N	12003 NE 143RD PL
5	387620	0680	2/2/2001	245000	1560	0	7	1967	4	8000	N	N	14260 121ST AV NE
5	387620	0750	1/11/2001	249950	1560	0	7	1967	3	5880	N	N	14279 121ST AV NE
5	387620	1430	4/25/2001	249950	1560	0	7	1968	3	8400	N	N	11825 NE 141ST ST
5	104900	0870	5/9/2002	190000	1580	0	7	1972	3	2268	N	N	12317 NE 150TH CT
5	327500	0020	4/3/2001	247500	1590	0	7	1978	4	8060	N	N	13950 127TH PL NE
5	327500	0130	7/25/2002	287500	1590	0	7	1978	4	6696	N	N	13901 127TH PL NE
5	327500	0180	10/24/2002	260000	1590	0	7	1978	4	7840	N	N	13939 127TH PL NE
5	255868	0050	7/19/2001	219900	1600	0	7	1974	3	7840	N	N	12826 NE 139TH CT
5	255874	0050	9/6/2002	275000	1610	0	7	1989	3	8352	N	N	12724 NE 132ND PL
5	866317	0160	5/29/2002	259500	1620	0	7	1988	3	6072	N	N	12727 NE 133RD PL
5	866337	0050	11/19/2002	269000	1630	0	7	1988	3	7055	N	N	12257 NE 133RD PL
5	328810	0750	5/22/2001	232000	1640	0	7	1966	4	7350	N	N	14206 118TH AV NE
5	954290	0180	9/23/2002	234950	1640	0	7	1972	3	7800	N	N	12058 NE 137TH CT
5	387600	1610	11/18/2002	258950	1650	0	7	1966	4	7475	N	N	11610 NE 135TH ST
5	387610	0410	5/22/2002	261000	1660	0	7	1966	3	7000	N	N	13422 118TH AV NE
5	387610	0410	11/13/2002	264000	1660	0	7	1966	3	7000	N	N	13422 118TH AV NE
5	155251	0250	4/11/2001	267000	1680	0	7	1995	3	7653	N	N	12211 NE 165TH PL
5	255866	0040	10/17/2002	298450	1680	1160	7	1976	3	7480	N	N	12824 NE 135TH ST
5	155251	0340	10/17/2002	295000	1690	0	7	1994	3	8851	N	N	16500 122ND AV NE
5	259770	0020	9/27/2002	290000	1690	0	7	1968	3	7210	N	N	14413 120TH PL NE
5	104901	0730	7/29/2002	193950	1720	0	7	1973	3	1886	N	N	14709 122ND PL NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	104901	0780	9/25/2001	195000	1720	0	7	1973	3	2184	N	N	12209 NE 148TH CT
5	155251	0080	6/11/2001	296500	1720	0	7	1994	3	7932	N	N	12107 NE 168TH PL
5	155251	0170	7/23/2002	305000	1720	0	7	1994	3	9367	N	N	16419 122ND CT NE
5	155251	0200	4/23/2001	334950	1720	0	7	1994	3	9610	N	N	16418 122ND CT NE
5	212605	9263	9/5/2002	273000	1730	0	7	1988	3	8826	N	N	12032 NE 145TH ST
5	212605	9265	3/12/2001	250000	1730	0	7	1988	3	9695	N	N	12023 NE 145TH ST
5	162605	9055	11/15/2001	224000	1740	0	7	1950	4	30056	N	N	16005 124TH AV NE
5	255865	0050	8/23/2001	260000	1740	0	7	1976	4	7800	N	N	13001 NE 136TH ST
5	155250	0090	2/14/2001	280000	1770	0	7	1994	3	7942	N	N	12226 NE 169TH ST
5	155251	0090	4/10/2001	283000	1770	0	7	1994	3	7728	N	N	16723 122ND AV NE
5	155251	0090	6/17/2002	314000	1770	0	7	1994	3	7728	N	N	16723 122ND AV NE
5	155251	0490	3/25/2002	308000	1770	0	7	1994	3	6969	N	N	12226 NE 168TH PL
5	701600	0510	3/19/2002	233000	1780	0	7	1968	3	7200	N	N	15012 116TH PL NE
5	951320	0140	2/10/2001	270000	1780	0	7	1986	3	7644	N	N	16710 126TH AV NE
5	951320	0170	9/23/2002	260000	1780	0	7	1986	3	10239	N	N	16810 126TH AV NE
5	866331	0060	5/15/2001	297000	1790	0	7	1993	3	8058	N	N	12554 NE 138TH PL
5	025500	0030	5/22/2001	265000	1850	0	7	1985	3	5334	N	N	12512 NE 167TH PL
5	255865	0190	12/19/2001	258000	1850	0	7	1976	4	7200	N	N	13106 NE 134TH PL
5	328810	0640	5/4/2001	240000	1860	0	7	1966	4	8250	N	N	14230 119TH PL NE
5	255861	0360	8/26/2002	267500	1870	770	7	1973	4	6560	N	N	12618 NE 137TH PL
5	212605	9227	8/24/2002	279500	1880	0	7	1975	4	17859	N	N	14422 121ST PL NE
5	025500	0010	7/24/2001	295000	1940	0	7	1984	3	6470	N	N	12526 NE 167TH PL
5	371550	0260	11/27/2002	315000	1950	0	7	1970	4	9120	N	N	13803 125TH AV NE
5	025500	0020	10/25/2002	300000	1970	0	7	1985	3	5945	N	N	12518 NE 167TH PL
5	025500	0320	5/9/2001	299500	1990	0	7	1986	3	12866	N	N	16512 126TH AV NE
5	951320	0270	3/22/2001	280000	2030	0	7	1984	3	6258	N	N	12424 NE 169TH ST
5	025500	0080	8/7/2001	292000	2080	0	7	1984	3	6548	N	N	12521 NE 167TH PL
5	255864	0140	11/27/2001	265000	2080	0	7	1973	4	8400	N	N	13614 129TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	866331	0020	9/17/2002	342950	2130	0	7	1993	3	7320	N	N	13924 126TH AV NE
5	212605	9139	11/20/2002	375000	2190	970	7	1960	3	10587	N	N	13122 NE 137TH PL
5	866331	0050	7/29/2002	330000	2440	0	7	1993	3	10423	N	N	13912 126TH AV NE
5	328810	0470	1/18/2002	340000	2650	0	7	1966	3	7875	N	N	11809 NE 144TH PL
5	387600	1560	8/3/2001	240000	2740	0	7	1965	3	6200	N	N	11621 NE 134TH ST
5	328830	0820	4/3/2002	230000	1040	190	8	1971	4	14300	N	N	11607 NE 148TH PL
5	387600	1130	4/2/2001	236500	1100	430	8	1967	4	7500	N	N	13424 115TH AV NE
5	153090	0570	4/16/2002	235000	1130	630	8	1987	3	3710	N	N	13405 NE 146TH ST
5	701610	0010	9/18/2001	254950	1160	600	8	1970	3	8400	N	N	11903 NE 151ST PL
5	701610	0420	11/13/2001	235000	1160	600	8	1970	4	8436	N	N	15236 118TH AV NE
5	701631	0340	9/19/2001	249000	1170	850	8	1972	3	6600	N	N	11819 NE 158TH ST
5	866326	0110	3/23/2001	245000	1170	310	8	1987	3	5994	N	N	13348 122ND PL NE
5	328830	0480	3/12/2001	239950	1180	490	8	1969	3	9775	N	N	14831 117TH PL NE
5	387620	0540	3/13/2001	243000	1180	460	8	1967	4	8500	N	N	14278 120TH PL NE
5	387620	1060	12/26/2001	230000	1180	470	8	1967	3	13100	N	N	14205 119TH AV NE
5	701631	0120	12/10/2001	220000	1180	850	8	1973	4	5400	N	N	11918 NE 159TH ST
5	387631	3360	3/25/2002	214950	1190	370	8	1976	3	7200	N	N	12424 NE 149TH ST
5	701620	0500	7/18/2001	248000	1190	830	8	1971	3	6825	N	N	11809 NE 155TH ST
5	255873	0070	4/23/2001	289995	1200	370	8	1983	3	7475	N	N	12433 NE 136TH PL
5	152920	0480	12/6/2002	338500	1210	920	8	1994	3	3500	N	N	13450 NE 148TH ST
5	387631	0300	7/24/2001	264000	1240	1200	8	1972	4	8000	N	N	14130 128TH AV NE
5	866320	0410	2/13/2001	275000	1280	520	8	1978	4	8400	N	N	16102 122ND PL NE
5	387600	0180	5/30/2002	236000	1320	1000	8	1966	3	9800	N	N	13625 115TH AV NE
5	387631	3380	12/10/2002	251000	1340	0	8	1976	3	7200	N	N	12410 NE 149TH ST
5	328830	1200	6/28/2001	270000	1350	1010	8	1975	4	7560	N	N	14319 116TH PL NE
5	328820	0380	6/18/2001	227000	1360	0	8	1966	4	9570	N	N	11733 NE 141ST ST
5	387648	0140	7/22/2002	256000	1360	930	8	1979	4	7560	N	N	12918 NE 146TH PL
5	866326	0290	12/4/2002	251600	1380	0	8	1987	3	6257	N	N	13321 122ND PL NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	866320	0480	4/24/2001	276500	1390	680	8	1977	4	8400	N	N	12305 NE 162ND ST
5	328830	0910	9/21/2001	250000	1400	450	8	1975	4	11618	N	N	11725 NE 148TH PL
5	866320	0310	3/9/2002	270000	1400	740	8	1978	4	7350	N	N	12129 NE 162ND PL
5	866320	0490	5/9/2002	280000	1400	820	8	1977	3	6650	N	N	12309 NE 162ND ST
5	153090	0480	5/3/2002	259000	1420	0	8	1987	3	3500	N	N	14614 136TH PL NE
5	387610	0530	1/22/2001	246000	1420	380	8	1966	3	10148	N	N	13618 119TH AV NE
5	866320	0560	3/13/2002	280000	1420	490	8	1977	3	9800	N	N	12216 NE 162ND ST
5	866320	0850	5/30/2002	269950	1430	500	8	1977	3	12800	N	N	12031 NE 161ST ST
5	387600	0540	8/26/2002	267500	1460	600	8	1968	4	7910	N	N	13716 115TH AV NE
5	387631	3330	3/26/2002	296500	1460	620	8	1976	3	8190	N	N	12444 NE 149TH ST
5	153090	0090	4/22/2002	338500	1470	730	8	1989	3	9156	N	N	13337 NE 147TH PL
5	866320	0350	6/20/2002	320000	1470	1250	8	1978	4	10960	N	N	16133 122ND PL NE
5	328820	0840	6/1/2001	273000	1480	660	8	1975	3	8250	N	N	14051 117TH AV NE
5	328830	0950	6/26/2002	312000	1490	540	8	1975	4	10586	N	N	14801 119TH AV NE
5	387600	0200	11/13/2002	310000	1500	900	8	1966	4	8645	N	N	13705 115TH AV NE
5	153090	0390	1/24/2002	314000	1520	710	8	1990	3	4060	N	N	13432 NE 148TH ST
5	328820	0940	11/27/2001	230000	1530	0	8	1967	4	7875	N	N	14128 117TH PL NE
5	387600	1720	10/25/2002	290000	1540	740	8	1966	4	7210	N	N	13623 117TH AV NE
5	866326	0320	9/18/2001	278500	1550	0	8	1986	3	6365	N	N	13305 122ND PL NE
5	328820	0710	12/11/2001	260000	1560	0	8	1967	4	8640	N	N	14217 117TH AV NE
5	328820	0810	11/8/2002	296000	1580	660	8	1975	4	7875	N	N	14063 117TH AV NE
5	103645	0010	6/11/2001	287028	1600	0	8	2001	3	3542	N	N	11951 NE 132ND PL
5	103645	0060	3/26/2002	300000	1600	0	8	2001	3	3344	N	N	11921 NE 132ND PL
5	103645	0390	6/7/2001	280506	1600	0	8	2001	3	3711	N	N	13247 120TH AV NE
5	103645	0450	6/26/2001	287759	1600	0	8	2001	3	3366	N	N	13236 120TH AV NE
5	866326	0020	12/24/2002	284000	1600	0	8	1987	3	3722	N	N	13210 122ND PL NE
5	387630	0630	6/22/2001	233500	1610	0	8	1968	4	6566	N	N	14113 123RD AV NE
5	387630	1290	12/20/2001	260200	1610	0	8	1968	4	5000	N	N	14062 120TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	209580	0540	11/9/2001	289000	1620	360	8	1988	3	6503	N	N	11707 NE 166TH CT
5	209580	0220	5/6/2002	292500	1630	420	8	1988	3	4500	N	N	16806 118TH AV NE
5	378700	0110	11/14/2002	305000	1630	0	8	1986	3	8201	N	N	14120 129TH AV NE
5	382550	0080	10/23/2001	260000	1670	0	8	1989	3	7350	N	N	16844 119TH PL NE
5	387631	2260	11/20/2002	265000	1670	0	8	1971	3	8400	N	N	14135 124TH PL NE
5	153090	0170	5/24/2002	285000	1690	0	8	1986	3	3500	N	N	14613 135TH CT NE
5	934850	0300	6/24/2002	305000	1700	0	8	1988	3	10280	N	N	16408 121ST AV NE
5	387600	1210	3/15/2002	259950	1730	220	8	1966	4	7600	N	N	13626 115TH AV NE
5	387630	0480	3/27/2001	254000	1780	380	8	1969	4	9350	N	N	14020 121ST AV NE
5	387631	0860	5/7/2002	280000	1780	530	8	1970	4	6500	N	N	14315 130TH PL NE
5	103645	0090	2/15/2002	319341	1790	0	8	2001	3	3863	N	N	11903 NE 132ND PL
5	103645	0160	11/27/2001	319225	1790	0	8	2001	3	4067	N	N	13263 119TH AV NE
5	103645	0430	7/27/2001	319694	1790	0	8	2001	3	5657	N	N	12026 NE 132ND CT
5	152920	0130	7/18/2001	310000	1800	0	8	1994	3	3500	N	N	13624 NE 146TH LN
5	209580	0390	6/21/2001	287000	1800	0	8	1990	3	6489	N	N	11720 NE 168TH CT
5	328820	0690	9/13/2001	279950	1800	0	8	1966	4	8500	N	N	14237 117TH AV NE
5	328820	0690	8/29/2002	285000	1800	0	8	1966	4	8500	N	N	14237 117TH AV NE
5	387600	2090	3/26/2002	285000	1800	650	8	1965	3	7280	N	N	13706 116TH AV NE
5	387610	0730	12/14/2001	268500	1800	0	8	1966	3	9660	N	N	13829 119TH AV NE
5	387620	0910	12/19/2001	276000	1800	500	8	1967	4	5550	N	N	11806 NE 142ND PL
5	387620	1290	10/24/2001	275000	1800	790	8	1967	4	9000	N	N	14115 118TH AV NE
5	387620	1300	6/12/2001	255000	1800	600	8	1967	4	5841	N	N	14109 118TH AV NE
5	387620	1330	12/12/2002	339000	1800	650	8	1967	4	8208	N	N	14027 118TH AV NE
5	387630	1250	4/10/2002	228000	1820	0	8	1968	4	8400	N	N	14025 121ST AV NE
5	152920	0120	5/7/2001	344950	1830	0	8	1994	3	3500	N	N	13626 NE 146TH LN
5	209580	0070	12/7/2001	277950	1830	0	8	1988	3	5191	N	N	11811 NE 167TH ST

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	387600	0370	12/3/2002	264000	1840	0	8	1966	4	8550	N	N	11539 NE 140TH ST
5	387600	1630	7/9/2001	262000	1840	0	8	1965	4	7119	N	N	11622 NE 135TH ST
5	387600	2050	9/24/2002	256250	1840	350	8	1965	3	8850	N	N	13806 116TH AV NE
5	209580	0110	11/19/2001	275000	1850	0	8	1988	3	6152	N	N	11831 NE 167TH ST
5	209580	0630	6/10/2002	289000	1850	0	8	1987	3	7428	N	N	11701 NE 165TH PL
5	103645	0100	12/6/2001	332984	1860	0	8	2001	3	3543	N	N	13225 119TH AV NE
5	103645	0270	9/13/2001	328731	1860	0	8	2001	3	3894	N	N	13228 119TH AV NE
5	103645	0270	11/22/2002	339950	1860	0	8	2001	3	3894	N	N	13228 119TH AV NE
5	103645	0290	10/26/2001	318909	1860	0	8	2001	3	3150	N	N	13233 119TH PL NE
5	103645	0300	8/8/2001	316110	1860	0	8	2001	3	3150	N	N	13239 119TH AV NE
5	103645	0320	8/29/2001	322434	1860	0	8	2001	3	3958	N	N	13244 119TH PL NE
5	103645	0350	7/16/2001	323804	1860	0	8	2001	3	3716	N	N	13226 119TH PL NE
5	387630	1000	10/9/2002	283000	1860	0	8	1968	3	7200	N	N	12228 NE 142ND PL
5	152920	0090	6/26/2002	326780	1870	0	8	1993	3	3700	N	N	13625 NE 146TH LN
5	153090	0340	10/23/2001	275000	1870	160	8	1991	3	3500	N	N	14719 134TH CT NE
5	152920	0420	4/25/2001	279950	1880	0	8	1994	3	3500	N	N	14815 137TH LN NE
5	209580	0570	7/22/2002	281500	1880	0	8	1988	3	6494	N	N	11719 NE 166TH CT
5	701610	0570	2/23/2001	277000	1880	1280	8	1969	4	7210	N	N	11727 NE 150TH PL
5	152920	0410	8/12/2002	285500	1900	0	8	1994	3	3500	N	N	14817 137TH LN NE
5	946591	0070	3/4/2002	309950	1940	0	8	1994	3	10035	N	N	12457 NE 160TH ST
5	946591	0210	3/19/2001	308000	1940	0	8	1994	3	11013	N	N	12534 NE 160TH PL
5	209580	0280	5/23/2001	297500	1960	0	8	1989	3	5474	N	N	16908 118TH AV NE
5	866320	0220	9/5/2001	280000	1960	0	8	1977	4	6300	N	N	16233 122ND AV NE
5	919360	0030	9/12/2001	340000	1960	600	8	1996	3	9679	N	N	12132 NE 170TH PL
5	025370	0220	10/2/2002	332500	1970	0	8	1991	3	14782	N	N	14525 132ND CT NE
5	153090	0520	7/18/2002	306500	2000	0	8	1991	3	5692	N	N	13433 NE 146TH ST
5	103645	0020	6/14/2001	319113	2030	0	8	2001	3	3192	N	N	11945 NE 132ND PL
5	103645	0110	2/27/2002	332834	2030	0	8	2001	3	3195	N	N	13231 119TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	103645	0240	10/24/2001	346309	2030	0	8	2001	3	3894	N	N	13246 119TH AV NE
5	103645	0310	9/26/2001	349941	2030	0	8	2001	3	3827	N	N	13245 119TH PL NE
5	103645	0040	6/28/2001	321262	2050	0	8	2001	3	3265	N	N	11933 NE 132ND PL
5	103645	0130	12/12/2001	347163	2050	0	8	2001	3	3194	N	N	13243 119TH AV NE
5	103645	0150	10/23/2001	332242	2050	0	8	2001	3	3194	N	N	13257 119TH AV NE
5	103645	0280	9/21/2001	362791	2050	0	8	2001	3	3837	N	N	13227 119TH PL NE
5	103645	0400	3/21/2001	313630	2050	0	8	2001	3	4386	N	N	12008 120TH AV NE
5	103645	0400	7/25/2002	352000	2050	0	8	2001	3	4386	N	N	12008 120TH AV NE
5	866320	0090	5/20/2001	283500	2050	0	8	1978	3	7700	N	N	12110 NE 161ST ST
5	103645	0120	2/27/2002	319626	2060	0	8	2001	3	3194	N	N	13237 119TH AV NE
5	103645	0140	11/16/2001	319759	2060	0	8	2001	3	3432	N	N	13251 119TH AV NE
5	209580	0580	10/15/2002	306000	2080	0	8	1987	3	6572	N	N	16515 118TH AV NE
5	378650	0020	11/14/2002	344000	2110	0	8	1990	3	8131	N	N	12831 NE 140TH CT
5	378650	0080	3/24/2001	340000	2110	0	8	1990	3	8324	N	N	12824 NE 140TH CT
5	378650	0100	10/22/2002	311000	2110	0	8	1990	3	7355	N	N	12839 NE 141ST CT
5	209580	0160	7/30/2002	315000	2130	0	8	1987	3	5820	N	N	11818 NE 167TH ST
5	387600	2070	12/4/2002	295000	2130	720	8	1966	4	6480	N	N	13714 116TH AV NE
5	387600	0210	8/6/2002	320000	2140	1940	8	1966	3	7552	N	N	13709 115TH AV NE
5	103645	0170	2/5/2002	388070	2190	0	8	2001	3	3785	N	N	11918 NE 132ND LN
5	103645	0180	12/12/2001	367270	2190	0	8	2001	3	3438	N	N	11924 NE 132ND LN
5	103645	0190	12/19/2001	357548	2190	0	8	2001	3	3447	N	N	11930 NE 132ND LN
5	103645	0210	2/20/2002	376611	2190	0	8	2001	3	3467	N	N	11942 NE 132ND LN
5	103645	0220	2/7/2002	366876	2190	0	8	2001	3	3483	N	N	11948 NE 132ND LN
5	103645	0410	6/20/2001	314337	2230	0	8	2001	3	3761	N	N	12014 NE 132ND CT
5	103645	0440	3/28/2001	315283	2230	0	8	2001	3	3150	N	N	12015 NE 132ND CT
5	103645	0030	8/14/2001	321826	2260	0	8	2001	3	3228	N	N	11939 NE 132ND PL
5	103645	0330	8/24/2001	329350	2260	0	8	2001	3	3150	N	N	13238 119TH PL NE
5	103645	0370	4/17/2001	305948	2260	0	8	2001	3	3362	N	N	13235 120TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	328820	0370	8/7/2002	339900	2270	0	8	1967	4	8030	N	N	11725 NE 141ST ST
5	103645	0250	9/24/2001	338567	2280	0	8	2001	3	3375	N	N	13240 119TH AV NE
5	701610	0090	10/29/2001	277000	2300	0	8	1969	4	10800	N	N	11912 NE 151ST PL
5	209580	0560	9/26/2002	312500	2320	0	8	1988	3	7033	N	N	11713 NE 166TH CT
5	387620	0460	10/7/2002	277000	2320	0	8	1967	4	9520	N	N	14261 120TH PL NE
5	103645	0050	11/16/2001	323800	2390	0	8	2001	3	3301	N	N	11927 NE 132ND PL
5	103645	0380	3/29/2001	318338	2390	0	8	2001	3	3375	N	N	13241 120TH AV NE
5	103645	0420	3/26/2001	331865	2390	0	8	2001	3	3772	N	N	12020 NE 132ND CT
5	103645	0460	3/28/2001	322793	2390	0	8	2001	3	3150	N	N	13230 120TH AV NE
5	103645	0070	1/11/2002	327839	2400	0	8	2001	3	3623	N	N	11915 NE 132ND PL
5	103645	0230	8/15/2001	351329	2400	0	8	2001	3	4020	N	N	11954 NE 132ND LN
5	103645	0080	3/19/2002	340510	2410	0	8	2001	3	3411	N	N	11909 NE 132ND PL
5	103645	0260	10/22/2001	357125	2410	0	8	2001	3	3375	N	N	13234 119TH AV NE
5	103645	0340	9/20/2001	344769	2410	0	8	2001	3	3150	N	N	13232 119TH PL NE
5	103645	0470	3/24/2002	345000	2440	0	8	2001	3	3150	N	N	13224 120TH AV NE
5	162605	9168	4/11/2001	380000	2470	0	8	2001	3	5086	N	N	12421 NE 163RD PL
5	328810	0350	12/3/2002	288000	2610	0	8	1966	4	6300	N	N	11818 NE 143RD ST
5	328830	1350	4/12/2002	325000	2720	0	8	1975	4	7700	N	N	11625 NE 145TH ST
5	387600	1040	6/3/2001	290000	2730	0	8	1965	4	9116	N	N	11609 NE 133RD ST
5	387600	1970	6/7/2002	298000	2730	0	8	1965	4	8125	N	N	13721 116TH PL NE
5	382550	0130	3/22/2001	347000	2760	0	8	1989	3	6832	N	N	16837 119TH PL NE
5	382550	0050	9/25/2002	325000	2780	0	8	1989	3	6077	N	N	16826 119TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	701631	0150	9/27/2001	304000	2790	0	8	1972	4	7762	N	N	15918 119TH AV NE
5	387610	0970	11/14/2001	295000	2820	0	8	1966	3	5050	N	N	11716 NE 135TH ST
5	387620	1360	5/21/2002	320000	2900	0	8	1967	4	8000	N	N	14003 118TH AV NE
5	387600	0260	7/25/2001	284500	2920	0	8	1965	3	10050	N	N	13817 115TH AV NE
5	382550	0120	7/18/2001	390000	2960	1220	8	1989	3	6504	N	N	16843 119TH PL NE
5	387630	1440	3/5/2002	296500	2980	0	8	1968	4	7875	N	N	12002 NE 140TH ST
5	328830	0420	4/15/2002	365000	3050	0	8	1972	4	11094	N	N	11604 NE 148TH PL
5	328820	0870	1/15/2002	340000	3220	0	8	1968	3	10000	N	N	14019 117TH PL NE
5	328830	1230	10/17/2001	340000	3220	0	8	1974	3	7800	N	N	11601 NE 143RD PL
5	328830	1300	8/5/2002	375000	3220	0	8	1986	4	9800	N	N	11620 NE 144TH PL
5	387630	0930	12/1/2001	300000	3220	0	8	1968	4	9540	N	N	14160 123RD AV NE
5	328820	0750	5/30/2001	366000	3280	0	8	1966	4	7875	N	N	14101 117TH AV NE
5	328820	0240	7/12/2001	380000	3590	0	8	1966	4	8395	N	N	14209 117TH PL NE
5	328820	0410	8/30/2001	400000	3810	0	8	1966	4	8800	N	N	14056 117TH AV NE
5	328820	0990	7/18/2002	371000	3990	0	8	1966	4	9000	N	N	14076 117TH PL NE
5	934850	0250	7/19/2002	348800	1670	830	9	1987	3	9855	N	N	12146 NE 164TH ST
5	868050	0040	4/5/2001	349000	1840	0	9	1997	3	7660	N	N	15503 128TH CT NE
5	946591	0020	12/12/2002	310500	1900	0	9	1991	3	6148	N	N	12407 NE 160TH ST
5	946590	0510	11/18/2002	398500	1950	720	9	1989	3	6291	N	N	12512 NE 163RD ST
5	894640	0120	1/29/2001	265000	2000	0	9	2000	3	4855	N	N	16980 128TH PL NE
5	894640	0140	2/21/2001	269950	2000	0	9	2000	3	5088	N	N	16920 128TH PL NE
5	894640	0160	4/16/2001	267950	2000	0	9	2001	3	5941	N	N	16860 128TH PL NE
5	025370	0140	2/13/2002	354900	2020	0	9	1992	3	7392	N	N	13266 NE 145TH PL
5	946591	0190	5/21/2002	370000	2030	0	9	1993	3	19876	N	N	12542 NE 160TH PL
5	946670	0240	3/14/2001	310000	2030	0	9	1993	3	6940	N	N	16321 124TH PL NE
5	894640	0150	5/18/2001	299700	2070	0	9	2001	3	4871	N	N	16880 128TH PL NE
5	868050	0060	6/20/2001	384950	2100	0	9	1997	3	7319	N	N	15502 128TH CT NE
5	894640	0110	3/19/2001	290000	2110	0	9	2001	3	5703	N	N	17080 128TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	894640	0180	4/17/2001	296914	2110	0	9	2001	3	3666	N	N	16760 128TH PL NE
5	894640	0210	6/6/2001	296950	2110	0	9	2001	3	4042	N	N	17041 128TH PL NE
5	894640	0130	5/10/2001	293750	2130	0	9	2001	3	3861	N	N	16940 128TH PL NE
5	894640	0170	5/21/2001	304938	2130	0	9	2001	3	6387	N	N	16780 128TH PL NE
5	934850	0480	9/27/2001	382500	2150	0	9	1988	3	9600	N	N	12134 NE 166TH PL
5	934850	0480	8/26/2002	390000	2150	0	9	1988	3	9600	N	N	12134 NE 166TH PL
5	894640	0190	4/27/2001	289950	2200	0	9	2001	3	6129	N	N	16680 128TH PL NE
5	894640	0200	5/24/2001	295893	2200	0	9	2001	3	5066	N	N	16981 128TH PL NE
5	946670	0170	7/5/2002	373000	2210	0	9	1992	3	6238	N	N	16336 124TH PL NE
5	212605	9242	8/13/2001	355000	2260	1070	9	1978	3	22322	N	N	13118 NE 143RD ST
5	946670	0030	5/22/2002	338000	2290	0	9	1992	3	8166	N	N	16414 124TH CT NE
5	934850	0260	2/12/2001	348000	2370	0	9	1987	3	12800	N	N	12138 NE 164TH ST
5	946590	0330	1/29/2002	325000	2370	0	9	1989	3	6800	N	N	12420 NE 162ND ST
5	023450	0020	4/16/2002	380000	2390	0	9	1997	3	8575	N	N	13108 NE 145TH PL
5	934850	0380	7/1/2002	384950	2400	0	9	1988	3	10903	N	N	16516 121ST AV NE
5	025370	0050	9/20/2002	410000	2530	0	9	1992	3	8385	N	N	13221 NE 145TH PL
5	946590	0430	1/25/2002	366000	2550	0	9	1989	3	7921	N	N	16217 126TH AV NE
5	025370	0090	7/1/2002	396000	2590	0	9	1993	3	15204	N	N	13243 NE 145TH PL
5	025370	0080	7/26/2001	379500	2620	0	9	1993	3	9136	N	N	13239 NE 145TH PL
5	025370	0100	11/12/2002	418500	2620	0	9	1993	3	7925	N	N	13247 NE 145TH PL
5	212605	9274	3/6/2001	450000	2630	0	9	2000	3	10734	N	N	13104 NE 137TH PL
5	946590	0060	4/18/2001	388000	2690	0	9	1989	3	21909	N	N	16300 126TH AV NE
5	946590	0380	6/24/2002	380000	2730	0	9	1989	3	7050	N	N	12470 NE 162ND ST
5	162605	9169	9/18/2001	412000	2790	0	9	2001	3	6195	N	N	12417 NE 163RD PL
5	946591	0380	1/26/2001	335000	2850	0	9	1991	3	7453	N	N	12424 NE 160TH ST
5	946670	0290	7/9/2002	400000	3030	0	9	1992	3	7512	N	N	12439 NE 163RD CT
5	946670	0380	11/23/2001	380000	3030	0	9	1992	3	6185	N	N	12459 NE 164TH ST
6	312720	0035	7/1/2002	258000	1050	0	6	1951	3	8751	N	N	11631 106TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	139550	0030	5/7/2001	199925	1380	0	6	1962	4	11040	N	N	13221 105TH AV NE
6	795500	0080	11/18/2002	236000	820	800	7	1969	3	8400	N	N	14316 106TH AV NE
6	924700	0010	10/3/2002	170000	860	480	7	1970	3	9775	N	N	12399 105TH PL NE
6	375650	0010	2/12/2002	175000	910	0	7	1962	3	10350	N	N	13110 111TH AV NE
6	375650	0170	3/13/2002	218500	910	0	7	1963	3	9750	N	N	12811 111TH AV NE
6	375650	0280	4/2/2002	210550	910	0	7	1962	3	9750	N	N	13045 111TH AV NE
6	375650	0320	2/12/2002	209950	910	0	7	1962	4	9675	N	N	13044 110TH AV NE
6	375650	0470	4/24/2001	211050	910	0	7	1963	3	9576	N	N	12821 110TH AV NE
6	742411	0100	11/26/2002	209000	940	0	7	1971	3	7350	N	N	10325 NE 125TH PL
6	376480	0620	4/5/2002	232000	950	0	7	1965	3	8100	N	N	14384 104TH AV NE
6	810660	0140	5/11/2001	221500	950	440	7	1982	3	8209	N	N	13912 113TH AV NE
6	814310	0820	5/8/2001	189000	950	0	7	1968	3	10496	N	N	10329 NE 141ST ST
6	375470	0390	8/16/2001	204000	960	0	7	1972	3	7500	N	N	10621 NE 140TH ST
6	376480	0160	7/27/2001	194000	960	0	7	1965	3	7290	N	N	14217 104TH AV NE
6	771610	0130	11/26/2002	226000	960	0	7	1967	3	7200	N	N	10928 NE 118TH ST
6	814300	0400	10/5/2001	215000	970	970	7	1968	3	7920	N	N	14129 104TH PL NE
6	814310	0640	10/25/2001	217050	970	0	7	1968	3	8400	N	N	10209 NE 140TH PL
6	257030	0220	4/12/2002	200000	990	0	7	1967	3	10000	N	N	10428 NE 131ST ST
6	814300	0050	4/4/2001	187000	990	0	7	1967	3	8400	N	N	14108 104TH PL NE
6	814300	0150	4/25/2002	199950	1000	0	7	1968	3	6272	N	N	14170 104TH PL NE
6	525890	0010	8/15/2001	207000	1010	0	7	1986	3	12043	N	N	10626 NE 133RD PL
6	771610	0020	11/20/2002	233600	1010	0	7	1967	4	9900	N	N	11925 110TH AV NE
6	814300	0530	3/6/2001	201000	1010	0	7	1968	3	7200	N	N	10315 NE 141ST PL
6	257030	0170	2/20/2002	230000	1030	480	7	1963	3	8625	N	N	13016 105TH PL NE
6	138730	0240	10/14/2002	233500	1040	730	7	1976	3	5665	N	N	15316 111TH AV NE
6	138730	0260	5/25/2001	210000	1040	730	7	1976	3	8670	N	N	11105 NE 154TH ST
6	138730	0320	11/27/2002	300000	1040	730	7	1976	3	7000	N	N	11116 NE 154TH ST
6	375470	0220	12/18/2001	231250	1040	240	7	1972	3	7575	N	N	10703 NE 138TH PL
6	814310	0110	5/17/2002	199500	1040	0	7	1971	3	7650	N	N	10300 NE 142ND ST

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	143790	0360	6/24/2002	248950	1050	370	7	1972	3	7000	N	N	13012 111TH PL NE
6	375830	0470	1/26/2001	220000	1050	420	7	1968	4	12900	N	N	10101 NE 116TH PL
6	375830	0470	10/30/2002	254000	1050	420	7	1968	4	12900	N	N	10101 NE 116TH PL
6	742411	0080	1/17/2001	199000	1050	0	7	1975	3	7200	N	N	10313 NE 125TH PL
6	866328	0070	3/27/2001	232500	1050	490	7	1983	3	9679	N	N	10636 NE 123RD ST
6	947720	1280	9/26/2001	205000	1050	0	7	1971	3	8400	N	N	14229 113TH AV NE
6	947720	1280	10/18/2002	214500	1050	0	7	1971	3	8400	N	N	14229 113TH AV NE
6	947720	1310	6/7/2002	217000	1050	0	7	1972	3	7125	N	N	11240 NE 141ST PL
6	771610	0190	7/10/2002	269950	1060	900	7	1967	3	7200	N	N	11714 110TH AV NE
6	289570	0090	8/8/2001	220000	1070	0	7	1979	3	11400	N	N	10826 NE 135TH PL
6	620440	0320	3/14/2002	237500	1080	420	7	1978	3	8755	N	N	10633 NE 148TH ST
6	664740	0010	9/20/2002	255000	1080	0	7	1982	3	7332	N	N	13451 110TH PL NE
6	947720	0010	9/7/2001	235350	1080	0	7	1975	3	7700	N	N	11101 NE 141ST ST
6	947720	0940	3/19/2001	230000	1080	480	7	1975	3	8190	N	N	11103 NE 142ND ST
6	947720	0980	11/21/2002	246000	1080	510	7	1976	3	6615	N	N	14206 112TH AV NE
6	138730	0730	5/9/2001	225000	1090	0	7	1976	3	7500	N	N	15219 108TH PL NE
6	138730	1580	5/22/2002	234000	1090	750	7	1976	3	7644	N	N	15107 110TH PL NE
6	257030	0130	8/23/2001	250500	1090	500	7	1963	3	8750	N	N	10431 NE 130TH ST
6	321160	0900	4/9/2002	241700	1090	0	7	1969	3	8500	N	N	14003 105TH AV NE
6	814310	0280	8/20/2002	230000	1090	0	7	1968	3	7650	N	N	14019 102ND PL NE
6	143790	0280	4/24/2002	247000	1100	820	7	1972	3	7350	N	N	11138 NE 129TH ST
6	810660	0150	4/26/2001	229950	1100	260	7	1983	3	7957	N	N	13916 113TH AV NE
6	866328	0240	6/12/2001	242500	1100	0	7	1985	3	8549	N	N	12320 107TH PL NE
6	866328	0240	7/18/2002	248000	1100	0	7	1985	3	8549	N	N	12320 107TH PL NE
6	947700	0280	10/10/2001	245000	1100	530	7	1977	3	6600	N	N	11233 NE 146TH ST
6	202605	9175	11/12/2002	237400	1110	0	7	1985	3	7831	N	N	14445 105TH CT NE
6	691871	0110	4/19/2002	299500	1110	320	7	1975	3	9690	N	N	14303 102ND AV NE
6	375650	0370	6/26/2001	184000	1140	0	7	1962	3	9750	N	N	12856 110TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	664720	0060	8/27/2002	236000	1140	530	7	1980	3	6720	N	N	13239 111TH CT NE
6	920620	0240	6/24/2002	239950	1140	410	7	1963	3	10500	N	N	10915 NE 133RD ST
6	947700	0320	6/3/2002	259500	1140	330	7	1967	3	7350	N	N	11224 NE 146TH ST
6	691871	0180	5/17/2002	255000	1150	0	7	1976	3	6650	N	N	10213 NE 143RD ST
6	947700	0490	8/20/2002	224950	1150	220	7	1967	3	7200	N	N	11240 NE 145TH ST
6	355891	0770	3/20/2002	247000	1160	850	7	1974	3	6825	N	N	10325 NE 123RD PL
6	375650	0570	8/13/2002	226000	1160	0	7	1962	4	8850	N	N	13055 110TH AV NE
6	375830	0330	12/26/2002	250000	1160	400	7	1965	3	6825	N	N	11658 102ND PL NE
6	794110	0300	7/9/2001	192500	1160	0	7	1984	3	1352	N	N	10277 NE 129TH LN
6	794111	0030	10/21/2002	205000	1160	0	7	1984	3	1116	N	N	10245 NE 129TH LN
6	794111	0040	7/10/2002	195000	1160	0	7	1984	3	1211	N	N	10243 NE 129TH LN
6	794112	0020	12/13/2001	195950	1160	0	7	1984	3	1460	N	N	12803 102ND AV NE
6	138730	1570	11/19/2002	259950	1170	0	7	1975	3	7252	N	N	15117 110TH PL NE
6	138730	0370	5/22/2002	218000	1180	0	7	1969	3	6120	N	N	15409 111TH AV NE
6	292605	9141	9/8/2002	215000	1180	0	7	1960	4	7202	N	N	10221 NE 124TH ST
6	620440	0420	8/3/2001	280000	1180	940	7	1976	3	8100	N	N	10635 NE 147TH ST
6	795500	0150	11/7/2002	245000	1180	430	7	1969	3	6695	N	N	10716 NE 143RD PL
6	795506	0040	8/28/2002	239000	1180	430	7	1973	3	8820	N	N	14421 106TH PL NE
6	795506	0120	9/26/2002	254900	1180	600	7	1974	4	5500	N	N	14419 105TH AV NE
6	355891	0780	5/30/2002	259000	1190	340	7	1974	3	5700	N	N	10324 NE 123RD PL
6	138730	1730	1/15/2002	219850	1200	0	7	1975	3	7236	N	N	15310 110TH PL NE
6	321160	0550	9/17/2001	230000	1200	0	7	1969	3	7828	N	N	10516 NE 141ST ST
6	321160	0850	9/27/2001	194000	1200	0	7	1969	3	7800	N	N	14027 105TH AV NE
6	375470	0270	6/20/2002	256200	1200	670	7	1973	4	15840	N	N	10720 NE 138TH PL
6	375650	0100	5/15/2002	240500	1200	0	7	1962	3	9660	N	N	12846 111TH AV NE
6	794112	0100	3/25/2002	210000	1200	70	7	1984	3	1224	N	N	12823 102ND AV NE
6	794112	0110	5/22/2002	215000	1200	60	7	1984	3	1224	N	N	12825 102ND AV NE
6	794112	0120	12/21/2001	209450	1200	70	7	1984	3	1224	N	N	12827 102ND AV NE
6	814310	0020	6/22/2001	202500	1200	0	7	1968	3	6384	N	N	10360 NE 141ST ST

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	664720	0010	8/28/2001	199500	1210	0	7	1979	3	7000	N	N	13202 111TH AV NE
6	794114	0010	7/16/2001	199950	1210	0	7	1985	3	2003	N	N	12936 103RD PL NE
6	810660	0030	7/1/2002	285000	1210	680	7	1983	3	8738	N	N	13933 113TH AV NE
6	138730	1430	12/3/2001	247000	1220	0	7	1975	3	7313	N	N	15100 110TH AV NE
6	376480	0120	8/23/2002	237400	1220	0	7	1966	3	7200	N	N	14301 104TH AV NE
6	376480	0480	6/22/2001	198500	1220	0	7	1966	3	7220	N	N	10432 NE 143RD PL
6	376480	0480	2/15/2002	213500	1220	0	7	1966	3	7220	N	N	10432 NE 143RD PL
6	794113	0140	9/25/2002	210000	1220	0	7	1986	3	2980	N	N	12818 103RD PL NE
6	795505	0080	12/26/2001	262000	1220	0	7	1973	3	6840	N	N	10707 NE 144TH PL
6	947720	0050	11/2/2001	237500	1220	0	7	1977	3	7145	N	N	11131 NE 141ST ST
6	947720	0100	8/7/2001	219500	1220	260	7	1977	4	6375	N	N	11221 NE 141ST ST
6	947720	0890	3/28/2002	224500	1220	240	7	1977	3	5400	N	N	14233 112TH AV NE
6	947720	1400	2/15/2002	245000	1220	0	7	1977	3	8346	N	N	11128 NE 141ST PL
6	257030	0200	9/17/2002	240000	1230	0	7	1963	3	9750	N	N	13034 105TH PL NE
6	330323	0260	5/17/2002	253500	1230	450	7	1971	3	7800	N	N	10801 NE 141ST PL
6	664720	0160	8/16/2001	230000	1230	530	7	1980	3	8768	N	N	13225 112TH AV NE
6	814310	0130	8/23/2001	219000	1230	0	7	1970	3	7280	N	N	10206 NE 142ND ST
6	947720	1170	5/17/2001	234950	1230	530	7	1976	3	6930	N	N	14258 112TH PL NE
6	355891	0130	8/6/2002	216000	1240	0	7	1974	3	9375	N	N	10201 NE 122ND ST
6	691871	0210	9/17/2001	240000	1240	570	7	1976	3	7975	N	N	10235 NE 143RD ST
6	947720	0610	4/27/2001	241000	1240	520	7	1976	3	7474	N	N	11204 NE 143RD PL
6	947720	0690	10/25/2001	250000	1240	570	7	1975	3	7100	N	N	14221 111TH AV NE
6	138730	0930	10/22/2001	222000	1250	0	7	1968	3	7200	N	N	10825 NE 149TH ST
6	321160	0230	6/10/2002	251000	1250	0	7	1970	3	7110	N	N	10512 NE 140TH ST
6	375830	0020	12/26/2001	199950	1250	0	7	1964	3	14500	N	N	11611 101ST PL NE
6	375830	0360	7/11/2001	236950	1250	0	7	1965	4	9975	N	N	11646 102ND PL NE
6	680150	0050	11/15/2001	234950	1250	0	7	1983	3	8220	N	N	13029 103RD PL NE
6	680150	0120	6/18/2002	239950	1250	0	7	1983	3	8631	N	N	13014 103RD PL NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	138730	0570	4/12/2002	257000	1260	0	7	1969	3	13685	N	N	10808 NE 154TH PL
6	664740	0090	5/22/2001	272000	1260	400	7	1983	3	15050	N	N	13413 110TH PL NE
6	691871	0460	6/27/2001	239950	1260	0	7	1975	4	5700	N	N	10208 NE 143RD CT
6	138730	0540	2/6/2002	230950	1270	0	7	1969	3	16095	N	N	10820 NE 154TH PL
6	376480	0020	5/23/2002	229950	1270	0	7	1965	3	7200	N	N	14379 104TH AV NE
6	947720	0390	4/10/2002	216500	1270	0	7	1977	3	8400	N	N	14216 113TH AV NE
6	947720	0480	8/9/2002	242000	1270	620	7	1977	3	5610	N	N	14340 113TH AV NE
6	143790	0200	5/8/2002	235000	1280	0	7	1972	4	6936	N	N	11137 NE 129TH ST
6	233530	0010	11/9/2001	249950	1280	0	7	1984	3	8321	N	N	10133 NE 143RD ST
6	794110	0310	6/7/2001	210000	1280	0	7	1984	3	1614	N	N	10279 NE 129TH LN
6	794111	0110	10/4/2002	220500	1280	0	7	1984	3	1152	N	N	10227 NE 129TH LN
6	947720	0180	6/15/2001	237000	1280	1280	7	1977	3	8624	N	N	14005 113TH AV NE
6	947720	1180	6/27/2002	217600	1280	0	7	1976	3	7776	N	N	14268 112TH PL NE
6	947720	1240	4/16/2001	211340	1280	0	7	1976	3	6050	N	N	11228 NE 143RD CT
6	138730	1460	11/25/2002	225000	1290	0	7	1976	3	7035	N	N	15124 110TH AV NE
6	355890	0380	8/30/2002	284000	1290	830	7	1975	3	5175	N	N	12120 107TH AV NE
6	794111	0050	10/28/2002	219950	1290	0	7	1984	3	1214	N	N	10241 NE 129TH LN
6	814310	0760	2/8/2001	200000	1290	0	7	1968	3	7120	N	N	14122 102ND AV NE
6	947700	0940	11/29/2001	221950	1290	520	7	1967	3	7770	N	N	14733 114TH AV NE
6	947700	0950	5/30/2002	252400	1290	580	7	1967	3	8400	N	N	14725 114TH AV NE
6	947720	1620	11/12/2002	240000	1290	980	7	1977	4	7800	N	N	11212 NE 141ST ST
6	355891	0580	7/30/2001	283000	1300	700	7	1968	3	8925	N	N	12207 105TH AV NE
6	355891	0580	3/29/2002	290000	1300	700	7	1968	3	8925	N	N	12207 105TH AV NE
6	620440	0090	3/20/2002	246000	1300	400	7	1978	3	10995	N	N	14702 107TH AV NE
6	814300	0550	10/22/2001	190500	1300	0	7	1968	3	7200	N	N	10325 NE 141ST PL
6	814310	0320	11/7/2001	221000	1300	0	7	1968	3	6270	N	N	10204 NE 140TH PL
6	947700	0560	8/1/2001	202000	1300	0	7	1967	3	7200	N	N	14512 114TH AV NE
6	947700	0610	5/25/2001	217466	1300	0	7	1967	3	7200	N	N	14546 114TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	947700	0640	9/9/2002	248500	1300	0	7	1967	3	14620	N	N	14712 114TH AV NE
6	947700	0700	7/30/2001	207500	1300	0	7	1967	3	8526	N	N	14754 114TH AV NE
6	947700	0750	12/16/2002	237500	1300	0	7	1967	3	7875	N	N	11330 NE 149TH ST
6	947700	1320	11/19/2002	224900	1300	0	7	1967	3	8460	N	N	14723 112TH AV NE
6	947710	0120	1/29/2001	207000	1300	0	7	1968	3	8400	N	N	14325 109TH AV NE
6	947710	0710	3/26/2001	230500	1300	0	7	1968	3	6600	N	N	14306 112TH AV NE
6	947720	0330	6/27/2001	209900	1300	410	7	1977	3	8645	N	N	14126 113TH AV NE
6	376480	0310	10/29/2002	244000	1310	0	7	1966	3	8370	N	N	10413 NE 143RD PL
6	376480	0630	2/8/2002	182000	1310	0	7	1965	3	8100	N	N	10415 NE 145TH ST
6	680150	0150	5/30/2002	236500	1310	0	7	1982	3	8626	N	N	13100 103RD PL NE
6	947710	0230	11/20/2001	229950	1310	0	7	1977	3	7056	N	N	14233 109TH AV NE
6	947710	0240	10/3/2001	182500	1310	0	7	1977	3	9240	N	N	14229 110TH AV NE
6	947720	0160	8/30/2001	237650	1310	530	7	1977	3	5400	N	N	14019 113TH AV NE
6	810660	0200	11/7/2002	230000	1320	0	7	1982	3	7445	N	N	13936 113TH AV NE
6	138730	0710	12/13/2002	263500	1330	0	7	1969	3	9690	N	N	15235 108TH PL NE
6	138730	0830	3/25/2002	275500	1330	780	7	1968	3	7475	N	N	14913 108TH PL NE
6	138730	1550	8/1/2001	225000	1330	0	7	1975	3	7800	N	N	15211 110TH PL NE
6	292605	9120	12/17/2001	246500	1330	0	7	1993	3	7458	N	N	12333 103RD AV NE
6	355891	0540	8/6/2002	319900	1330	860	7	1976	3	8560	N	N	10403 NE 123RD ST
6	691873	0160	1/7/2002	239950	1330	0	7	1975	3	8120	N	N	10127 NE 144TH PL
6	947710	0670	6/12/2002	240000	1330	0	7	1968	4	6750	N	N	11028 NE 143RD ST
6	947720	0510	7/16/2001	250000	1330	870	7	1984	4	5768	N	N	14333 113TH AV NE
6	376480	0400	8/6/2001	225000	1340	0	7	1966	3	7254	N	N	10412 NE 142ND PL
6	376550	0200	9/19/2001	209000	1340	0	7	1963	4	9661	N	N	10533 NE 137TH PL
6	691871	0090	12/11/2001	240000	1340	700	7	1975	3	8360	N	N	14317 102ND AV NE
6	814300	0170	5/13/2002	217000	1340	0	7	1968	3	10875	N	N	10459 NE 142ND ST
6	920620	0330	10/16/2001	227400	1340	0	7	1968	3	10850	N	N	10810 NE 134TH ST
6	375650	0340	4/10/2002	244500	1350	0	7	1962	4	9750	N	N	13024 110TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	680150	0060	4/9/2001	245000	1350	0	7	1983	3	8220	N	N	13023 103RD PL NE
6	376480	0240	9/12/2002	232265	1360	0	7	1966	3	7178	N	N	14206 105TH AV NE
6	680150	0130	7/18/2001	236000	1360	0	7	1983	3	8631	N	N	13020 103RD PL NE
6	771610	0050	10/24/2001	234000	1360	0	7	1967	3	6600	N	N	10928 NE 119TH ST
6	795500	0040	4/22/2002	264750	1360	0	7	1969	3	9600	N	N	10618 NE 143RD ST
6	795500	0050	5/21/2001	217950	1360	0	7	1969	3	7150	N	N	10614 NE 143RD ST
6	795500	0170	8/8/2001	200000	1360	0	7	1969	3	6510	N	N	10704 NE 143RD PL
6	814310	0680	11/20/2002	230000	1360	0	7	1968	3	9750	N	N	14010 102ND PL NE
6	620441	0230	10/9/2001	262500	1370	880	7	1977	3	9709	N	N	10527 NE 148TH CT
6	947710	0040	3/4/2002	220000	1370	0	7	1968	4	8400	N	N	14367 109TH AV NE
6	330323	0120	3/14/2002	229000	1380	0	7	1972	3	7150	N	N	14037 109TH AV NE
6	375650	0190	1/16/2002	247500	1380	0	7	1963	3	9750	N	N	12827 111TH AV NE
6	375650	0090	2/26/2002	248000	1390	0	7	1962	3	9660	N	N	12854 111TH AV NE
6	375650	0560	5/13/2002	218000	1390	0	7	1962	4	9576	N	N	13045 110TH AV NE
6	376480	0330	10/7/2002	224950	1390	0	7	1966	3	7440	N	N	10404 NE 143RD ST
6	795505	0250	9/4/2001	241500	1390	450	7	1973	3	7575	N	N	10702 NE 144TH CT
6	795506	0090	2/14/2002	249950	1390	430	7	1973	3	7252	N	N	10506 NE 144TH ST
6	355890	0280	11/7/2002	294000	1400	700	7	1976	3	7752	N	N	12024 106TH AV NE
6	375650	0460	4/4/2002	240000	1420	0	7	1963	4	9576	N	N	12811 110TH AV NE
6	376480	0530	10/16/2002	234000	1420	0	7	1965	3	6900	N	N	14336 104TH AV NE
6	321160	0790	10/8/2001	232500	1430	0	7	1969	3	9600	N	N	14137 105TH AV NE
6	355890	0690	6/19/2002	278670	1430	900	7	1977	3	8100	N	N	10528 NE 120TH PL
6	143790	0130	4/18/2001	234000	1440	0	7	1972	3	7260	N	N	12917 111TH PL NE
6	355891	0260	12/11/2002	250000	1440	0	7	1975	3	9200	N	N	10248 NE 120TH ST
6	376530	0110	10/11/2001	248000	1440	0	7	1962	4	21450	N	N	10322 NE 137TH PL
6	620441	0100	12/17/2002	273000	1440	470	7	1978	3	8125	N	N	14616 106TH AV NE
6	779655	0160	4/20/2001	200000	1440	0	7	1984	3	4866	N	N	10103 NE 144TH CT
6	779655	0190	10/29/2002	241000	1440	0	7	1985	3	4591	N	N	14425 101ST PL NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	947720	1260	12/18/2001	210000	1440	0	7	1977	5	5950	N	N	11223 NE 143RD CT
6	771610	0110	6/25/2002	260000	1460	0	7	1967	4	7800	N	N	11807 110TH AV NE
6	794110	0320	7/10/2001	229950	1470	0	7	1984	3	2112	N	N	10283 NE 129TH LN
6	794114	0080	3/13/2001	223000	1470	0	7	1986	3	2660	N	N	12908 103RD PL NE
6	355890	0410	4/19/2001	280000	1480	810	7	1978	3	6300	Y	N	12139 107TH AV NE
6	680150	0140	5/7/2001	235000	1480	0	7	1983	3	8631	N	N	13026 103RD PL NE
6	779655	0200	6/22/2001	247500	1480	0	7	1985	3	6694	N	N	14429 101ST PL NE
6	664740	0200	12/7/2001	259960	1490	0	7	1983	3	7200	N	N	11011 NE 135TH PL
6	794111	0250	8/13/2002	236300	1490	0	7	1984	3	1827	N	N	10232 NE 129TH LN
6	138730	0230	1/25/2001	214950	1500	0	7	1976	3	5265	N	N	15312 111TH AV NE
6	794114	0070	12/5/2001	229950	1500	0	7	1986	3	2692	N	N	12910 103RD PL NE
6	143790	0390	1/10/2002	230000	1510	0	7	1972	3	7150	N	N	13102 111TH PL NE
6	144580	0040	3/19/2001	256500	1510	0	7	1974	3	5400	N	N	10515 NE 124TH CT
6	947700	1040	10/25/2001	200000	1510	0	7	1967	3	7790	N	N	11315 NE 148TH ST
6	947710	0050	10/15/2001	215000	1510	0	7	1968	3	8400	N	N	14361 109TH AV NE
6	947710	1000	3/26/2002	250500	1510	0	7	1967	4	6825	N	N	14327 110TH AV NE
6	947710	1210	11/21/2001	219070	1510	0	7	1967	3	7344	N	N	14342 109TH AV NE
6	947710	1230	6/26/2002	214000	1510	0	7	1967	3	7300	N	N	14354 109TH AV NE
6	947710	1270	6/13/2001	209000	1510	0	7	1967	3	8505	N	N	14378 109TH AV NE
6	312670	0085	11/4/2002	295000	1520	540	7	1964	3	10000	N	N	10631 NE 120TH ST
6	947700	0780	12/16/2002	216500	1520	0	7	1967	3	7875	N	N	11308 NE 149TH ST
6	947700	1140	11/7/2002	241500	1520	0	7	1967	3	7700	N	N	14815 113TH AV NE
6	947700	1460	7/2/2001	224500	1520	0	7	1967	3	8400	N	N	14527 111TH AV NE
6	620441	0040	8/22/2002	250000	1540	0	7	1977	3	10209	N	N	10613 NE 146TH ST
6	947700	0080	2/25/2002	246000	1540	0	7	1967	3	5175	N	N	11116 NE 146TH ST
6	947700	0250	10/11/2002	240000	1540	0	7	1967	3	7000	N	N	11215 NE 146TH ST
6	947700	0680	10/30/2001	252300	1550	410	7	1967	3	8120	N	N	14740 114TH AV NE
6	138730	1150	1/18/2001	219000	1560	0	7	1969	3	8892	N	N	15226 108TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	355891	0360	1/28/2002	255000	1560	0	7	1971	3	7875	N	N	12110 103RD AV NE
6	620441	0090	12/2/2002	253000	1570	0	7	1977	4	9100	N	N	14610 106TH AV NE
6	947700	0230	12/19/2002	232000	1570	0	7	1967	3	7920	N	N	14518 112TH AV NE
6	947710	0590	9/19/2001	220000	1570	0	7	1968	3	9775	N	N	14248 110TH AV NE
6	321160	0780	9/20/2002	249900	1600	0	7	1969	3	7800	N	N	14143 105TH AV NE
6	375650	0130	8/15/2001	249950	1600	0	7	1962	3	9660	N	N	12820 111TH AV NE
6	620440	0310	7/12/2002	279950	1600	680	7	1976	3	8500	N	N	10625 NE 148TH ST
6	620442	0040	4/11/2002	270000	1600	930	7	1979	3	9500	N	N	14916 106TH AV NE
6	620442	0140	10/12/2001	275000	1600	0	7	1978	3	8800	N	N	10550 NE 150TH CT
6	795506	0150	8/24/2001	274500	1600	400	7	1974	3	1890	N	N	14405 105TH AV NE
6	795506	0290	5/27/2001	257000	1600	680	7	1973	3	6868	N	N	14428 106TH PL NE
6	321160	0370	9/18/2001	225000	1620	0	7	1969	3	7210	N	N	14110 107TH AV NE
6	947700	1050	7/11/2001	217000	1620	0	7	1967	3	8075	N	N	11321 NE 148TH ST
6	144580	0030	6/12/2002	259500	1630	310	7	1974	4	6300	N	N	10509 NE 124TH CT
6	375650	0440	4/12/2002	262000	1630	0	7	1963	3	11050	N	N	12804 110TH AV NE
6	947700	0030	12/2/2002	236000	1630	0	7	1967	3	7200	N	N	14526 111TH AV NE
6	947700	1150	7/18/2002	229700	1630	0	7	1967	3	7210	N	N	14809 113TH AV NE
6	947700	1180	7/19/2001	253000	1630	0	7	1967	3	7950	N	N	14709 113TH AV NE
6	947710	0290	3/26/2001	224950	1630	0	7	1968	3	7272	N	N	14135 110TH AV NE
6	947710	0900	3/14/2001	233000	1630	0	7	1967	3	8075	N	N	14328 110TH AV NE
6	947710	1100	2/28/2002	253400	1630	0	7	1967	3	7137	N	N	14249 110TH AV NE
6	947700	0370	6/18/2001	249950	1640	0	7	1967	3	7107	N	N	11211 NE 147TH ST
6	355891	0030	12/10/2002	260000	1650	0	7	1973	3	8239	N	N	10216 NE 122ND ST
6	355891	0330	6/20/2001	239000	1650	0	7	1973	3	8740	N	N	12018 103RD AV NE
6	620442	0130	7/24/2001	289950	1680	0	7	1979	3	9100	N	N	10554 NE 150TH CT
6	138730	0330	5/17/2001	215000	1690	0	7	1976	3	7930	N	N	11110 NE 154TH ST
6	810660	0010	4/30/2001	200000	1690	0	7	1982	3	7206	N	N	11203 NE 140TH ST
6	947700	0390	9/19/2001	245000	1730	0	7	1967	3	7828	N	N	11301 NE 147TH ST

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	620441	0170	3/4/2002	260000	1750	810	7	1977	3	8268	N	N	14732 106TH AV NE
6	233530	0150	4/20/2001	244000	1770	0	7	1983	3	11129	N	N	10021 NE 143RD CT
6	202605	9157	11/20/2002	252000	1780	0	7	1979	3	13939	N	N	10932 NE 132ND ST
6	376480	0380	2/23/2002	246000	1880	0	7	1966	3	7650	N	N	14240 104TH AV NE
6	947700	0800	8/8/2001	261900	1880	0	7	1967	4	7875	N	N	11216 NE 149TH ST
6	355890	0710	8/13/2001	265000	1890	0	7	1972	3	8475	N	N	10508 NE 120TH PL
6	375660	0020	4/15/2002	266000	1900	0	7	1964	4	11248	N	N	12813 109TH AV NE
6	866328	0150	5/3/2002	339000	2030	0	7	1981	3	7742	N	N	10623 NE 123RD ST
6	664740	0050	3/22/2001	290000	2160	0	7	1983	3	6500	N	N	13431 110TH PL NE
6	947720	0190	2/6/2002	292000	2920	0	7	1977	4	7770	N	N	11202 NE 140TH ST
6	292605	9230	12/14/2001	275000	3300	0	7	1980	3	8099	N	N	10617 NE 124TH ST
6	143791	0010	5/23/2001	264250	1100	970	8	1974	3	7920	N	N	11330 NE 128TH ST
6	375540	0160	7/19/2001	264900	1180	400	8	1994	3	7230	N	N	12430 107TH PL NE
6	355890	0430	5/8/2002	334100	1300	1000	8	1979	3	6045	Y	N	12127 107TH AV NE
6	375540	0130	12/20/2002	309000	1350	0	8	1994	3	7213	N	N	12438 107TH PL NE
6	794071	0060	3/22/2002	250000	1360	0	8	1988	3	4400	N	N	12617 104TH AV NE
6	056530	0160	5/11/2001	254950	1370	980	8	1978	3	6000	N	N	14031 110TH PL NE
6	056530	0150	3/28/2001	239950	1390	310	8	1978	3	6175	N	N	14027 110TH PL NE
6	233530	0050	6/20/2001	284900	1430	320	8	1980	3	7280	N	N	14301 101ST PL NE
6	056530	0180	4/25/2001	265000	1440	250	8	1978	3	6500	N	N	14032 110TH PL NE
6	101550	0340	9/19/2001	247500	1450	400	8	1981	3	7700	N	N	10014 NE 140TH ST
6	144180	0170	6/13/2002	300000	1460	620	8	1976	4	8400	N	N	13522 105TH AV NE
6	144180	0290	6/21/2001	255000	1460	500	8	1975	3	9100	N	N	10408 NE 136TH PL
6	620443	0080	3/28/2002	323000	1460	1300	8	1980	3	12573	N	N	10617 NE 153RD ST
6	144180	0060	2/4/2002	251450	1480	0	8	1975	4	9600	N	N	13531 104TH PL NE
6	101550	0050	9/6/2001	268000	1490	360	8	1980	3	7128	N	N	10033 NE 140TH ST
6	143791	0290	7/26/2002	245000	1490	0	8	1973	3	4275	N	N	11314 NE 129TH CT
6	143791	0290	9/25/2002	285000	1490	0	8	1973	3	4275	N	N	11314 NE 129TH CT

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	507790	0020	6/4/2001	275000	1550	0	8	1985	3	7514	N	N	12006 108TH AV NE
6	375540	0040	1/23/2002	267000	1590	0	8	1994	3	7201	N	N	12423 107TH PL NE
6	620443	0060	5/26/2001	289900	1590	810	8	1979	3	10658	N	N	10601 NE 152ND ST
6	620443	0140	2/22/2001	265000	1600	810	8	1980	3	10800	N	N	15328 107TH PL NE
6	620443	0260	6/15/2001	282000	1600	810	8	1979	3	12445	N	N	15329 106TH AV NE
6	794070	0260	2/1/2001	252000	1630	0	8	1987	3	4534	N	N	12743 102ND AV NE
6	794070	0260	9/5/2002	280000	1630	0	8	1987	3	4534	N	N	12743 102ND AV NE
6	101551	0030	1/3/2002	250000	1660	0	8	1984	3	7546	N	N	13904 101ST PL NE
6	375540	0220	6/11/2001	257000	1690	0	8	1994	3	7465	N	N	12402 107TH PL NE
6	376465	0100	4/10/2002	279000	1710	0	8	1998	3	5966	N	N	14420 108TH PL NE
6	025450	0070	7/20/2001	339950	1740	0	8	1989	3	9009	N	N	11908 109TH AV NE
6	025450	0040	5/11/2001	320000	1750	0	8	1989	3	9488	N	N	11911 109TH AV NE
6	620441	0150	7/10/2001	275000	1750	910	8	1977	3	7957	N	N	14720 106TH AV NE
6	375540	0030	9/12/2002	291000	1760	0	8	1994	3	7201	N	N	12421 107TH PL NE
6	794071	0180	2/4/2002	285000	1760	0	8	1988	3	4226	N	N	12636 104TH AV NE
6	292605	9123	7/1/2002	290000	1770	0	8	1982	3	10890	N	N	11607 104TH AV NE
6	233530	0030	4/15/2002	267195	1780	0	8	1980	3	7506	N	N	14232 101ST PL NE
6	375540	0080	5/16/2001	288000	1780	0	8	1994	3	7373	N	N	10636 NE 125TH PL
6	202605	9129	4/24/2001	280000	1880	1120	8	1941	3	13939	N	N	10924 NE 132ND ST
6	101550	0320	8/27/2001	265500	1950	0	8	1980	3	8330	N	N	10030 NE 140TH ST
6	376465	0040	8/16/2001	305000	2010	0	8	1998	3	4350	N	N	14429 108TH PL NE
6	202555	0130	6/3/2002	322500	2050	0	8	1994	3	5513	N	N	14410 113TH PL NE
6	794071	0170	10/23/2002	323000	2080	0	8	1988	3	5316	N	N	12640 104TH AV NE
6	001130	0070	8/23/2002	341499	2220	0	8	2002	3	4222	N	N	10040 NE 142ND PL
6	001130	0110	7/2/2002	372630	2250	700	8	2002	3	4149	N	N	10064 NE 142ND PL
6	001130	0080	9/5/2002	355000	2270	0	8	2002	3	4167	N	N	10046 NE 142ND PL
6	133027	0070	4/4/2002	347000	2280	0	8	1998	3	6242	N	N	10830 NE 142ND ST
6	133027	0060	3/6/2002	359950	2290	0	8	1998	3	9307	N	N	10831 NE 142ND ST

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	152520	0100	4/6/2001	400000	2080	0	9	1995	3	10222	N	N	11911 105TH AV NE
6	202605	9181	8/27/2002	348000	2090	0	9	1992	3	15790	N	N	14223 JUANITA-WOODINVILLE WY NE
6	312720	0022	9/9/2002	422000	2350	0	9	1992	3	8896	N	N	10523 NE 118TH LN
6	007600	0050	8/27/2002	429000	2660	0	10	1999	3	4550	Y	N	11630 112TH DR NE
6	007600	0080	5/23/2002	414018	2720	0	10	1999	3	4431	N	N	11631 112TH DR NE
6	202605	9053	11/25/2002	400000	3170	0	10	1990	3	22333	N	N	14227 JUANITA-WOODINVILLE WY NE

Vacant Sales Removed from this Annual Update Analysis
Area 73

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	023450	0030	11/7/2001	360000	Relocation - Sale By Service
5	023450	0030	11/7/2001	360000	Relocation - Sale To Service
5	104900	0610	5/29/2002	135000	Quit Claim Deed
5	104901	0130	7/30/2001	73392	Partial Interest (1/3, 1/2, Etc.)
5	104901	0840	7/26/2001	179000	Diagnostic Outlier
5	152920	0100	5/1/2002	159404	Related Party, Friend, Or Neighbor
5	152920	0220	7/8/2002	330000	Related Party, Friend, Or Neighbor
5	153090	0340	4/12/2002	110000	Partial Interest (1/3, 1/2, Etc.)
5	155251	0460	3/3/2002	267000	Relocation - Sale By Service
5	155251	0460	3/3/2002	267000	Relocation - Sale To Service
5	162605	9093	7/23/2001	370000	Active permit before sale>25K
5	178930	0020	5/20/2002	239750	Diagnostic Outlier
5	183991	0060	8/19/2002	229000	Relocation - Sale By Service
5	183991	0060	8/12/2002	229000	Relocation - Sale To Service
5	183992	0160	5/15/2002	193347	Exempt From Excise Tax
5	183992	0160	5/24/2002	154183	Quit Claim Deed
5	209580	0670	2/27/2002	290000	Relocation - Sale By Service
5	209580	0670	10/29/2001	290000	Relocation - Sale To Service
5	212605	9135	4/11/2002	410000	Diagnostic Outlier
5	212605	9259	2/22/2002	218633	Exempt From Excise Tax
5	212605	9281	12/31/2001	617500	Imp Char Chg
5	255867	0070	2/8/2002	72000	Partial Interest (1/3, 1/2, Etc.)
5	255870	0030	11/12/2001	290000	Exempt From Excise Tax
5	255871	0010	8/21/2001	209990	Diagnostic Outlier
5	255872	0060	6/24/2002	82386	Related Party, Friend, Or Neighbor
5	255873	0220	9/13/2001	235000	Government Agency
5	278793	0070	4/28/2001	216000	Imp Characteristic Change Since Sale
5	320540	0300	8/28/2002	239950	Active permit before sale>25K
5	327500	0080	3/2/2001	275000	Relocation - Sale By Service
5	327500	0080	2/23/2001	275000	Relocation - Sale To Service
5	328810	0580	8/1/2002	236000	Active permit before sale>25K
5	328820	0290	8/23/2001	315500	Estate Administrator, Guardian, Or Executor
5	328830	0510	10/22/2002	37725	Dor ratio
5	337430	0030	3/26/2002	249950	Estate Administrator, Guardian, Or Executor
5	387600	0110	7/13/2001	232000	Bankruptcy - Receiver Or Trustee
5	387600	0290	3/19/2002	232700	Foreclosure Sale
5	387600	0430	3/25/2002	180000	Ratio Outlier
5	387600	0850	1/12/2001	88742	Partial Interest (1/3, 1/2, Etc.)
5	387600	1910	2/9/2001	279990	Relocation - Sale By Service
5	387600	1910	2/5/2001	279990	Relocation - Sale To Service
5	387600	2090	2/4/2002	150000	Related Party, Friend, Or Neighbor
5	387610	0290	5/25/2002	319000	Relocation - Sale By Service
5	387610	0290	5/25/2002	319000	Relocation - Sale To Service

Vacant Sales Removed from this Annual Update Analysis
Area 73

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	387610	1020	10/26/2001	25000	Related Party, Friend, Or Neighbor
5	387620	0670	12/1/2001	219000	Relocation - Sale By Service
5	387620	0670	12/1/2001	219000	Relocation - Sale To Service
5	387630	0300	7/26/2002	225000	Diagnostic Outlier
5	387630	0670	7/24/2001	115000	Ratio Outlier
5	387631	0690	9/20/2001	205000	Ratio Outlier
5	387631	1090	6/16/2001	249950	Double Sale
5	387631	1660	4/23/2001	245000	Diagnostic Outlier
5	387631	2170	2/22/2002	93641	Related Party, Friend, Or Neighbor
5	387631	2790	6/26/2002	216000	Ratio Outlier
5	387648	0090	11/21/2001	52486	Quit Claim Deed
5	387648	0170	10/8/2002	182000	Related Party, Friend, Or Neighbor
5	387680	0450	9/17/2001	109202	Related Party, Friend, Or Neighbor
5	670660	0100	7/5/2001	89565	Related Party, Friend, Or Neighbor
5	701600	0510	12/21/2001	216904	Bankruptcy - Receiver Or Trustee
5	701610	0010	4/13/2001	160000	Questionable Per Sales Identification
5	701620	0010	5/17/2002	124000	Related Party, Friend, Or Neighbor
5	701620	0220	8/28/2002	222000	Estate Administrator, Guardian, Or Executor
5	701631	0150	9/9/2002	292000	Relocation - Sale By Service
5	701631	0150	9/9/2002	292000	Relocation - Sale To Service
5	701631	0160	3/12/2001	47032	Related Party, Friend, Or Neighbor
5	815960	0010	9/30/2002	399950	% compl
5	815960	0020	7/18/2002	392000	Ratio Outlier
5	815960	0040	10/21/2002	362000	Ratio Outlier
5	815960	0050	7/18/2002	380450	Ratio Outlier
5	815960	0110	12/10/2002	335000	Ratio Outlier
5	815960	0140	9/13/2002	374950	% compl
5	815960	0310	7/12/2002	384950	Ratio Outlier
5	815960	0330	10/5/2002	374950	% compl
5	866320	0410	11/22/2002	315000	Activepermitbeforesale>25K
5	866326	0040	6/3/2002	245000	Related Party, Friend, Or Neighbor
5	866337	0040	10/9/2002	220000	Bankruptcy - Receiver Or Trustee
5	866337	0040	12/6/2001	197825	Exempt From Excise Tax
5	919360	0020	1/4/2002	295850	Estate Administrator, Guardian, Or Executor
5	934610	0080	1/26/2001	199861	Related Party, Friend, Or Neighbor
5	946590	0300	2/28/2002	129063	Related Party, Friend, Or Neighbor
5	946591	0160	3/26/2002	80575	Quit Claim Deed
5	954290	0100	10/10/2002	226000	Relocation - Sale By Service
5	954290	0100	10/10/2002	226000	Relocation - Sale To Service
5	954290	0180	8/3/2001	25000	Related Party, Friend, Or Neighbor
5	954290	0180	8/3/2001	25000	Related Party, Friend, Or Neighbor
5	954290	0260	10/11/2001	182000	Diagnostic Outlier
6	007600	0080	5/11/2001	411000	Relocation - Sale By Service
6	007600	0080	5/9/2001	411000	Relocation - Sale To Service

Vacant Sales Removed from this Annual Update Analysis
Area 73

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	007600	0160	1/30/2002	486500	Relocation - Sale By Service
6	007600	0160	12/14/2001	486500	Relocation - Sale To Service
6	101550	0330	1/16/2001	235000	Relocation - Sale By Service
6	138730	0210	12/17/2001	226000	Estate Administrator, Guardian, Or Executor
6	138730	0240	8/1/2002	165100	Exempt From Excise Tax
6	138730	1290	9/27/2002	113156	Partial Interest (1/3, 1/2, Etc.)
6	139550	0030	5/7/2001	199925	Diagnostic Outlier
6	144180	0010	5/18/2001	259950	Relocation - Sale By Service
6	144180	0010	5/23/2001	259950	Relocation - Sale To Service
6	144580	0220	11/8/2001	265000	Estate Administrator, Guardian, Or Executor
6	202605	9085	10/10/2002	245000	Diagnostic Outlier
6	292605	9146	6/19/2002	730000	Ratio Outlier
6	292605	9183	11/26/2002	750000	Ratio Outlier
6	292605	9228	5/2/2002	215100	Government Agency
6	292605	9228	8/23/2002	223000	Government Agency
6	312670	0030	4/4/2002	265000	Ratio Outlier
6	312670	0030	9/17/2001	320000	Ratio Outlier
6	312670	0041	4/29/2002	197628	Exempt From Excise Tax
6	321160	0470	5/18/2001	209500	Relocation - Sale By Service
6	321160	0470	5/17/2001	209500	Relocation - Sale To Service
6	355890	0560	10/9/2002	40134	Related Party, Friend, Or Neighbor
6	355891	0210	6/4/2001	297500	Relocation - Sale By Service
6	355891	0210	5/8/2001	297500	Relocation - Sale To Service
6	375470	0400	6/4/2001	84203	Related Party, Friend, Or Neighbor
6	375650	0050	12/19/2002	120800	Partial Interest (1/3, 1/2, Etc.)
6	375660	0150	7/9/2001	186000	Ratio Outlier
6	375830	0100	5/29/2001	170050	Ratio Outlier
6	376480	0540	2/23/2001	162000	Ratio Outlier
6	376540	0130	9/28/2001	199750	Estate Administrator, Guardian, Or Executor
6	395580	0050	6/25/2001	43333	Related Party, Friend, Or Neighbor
6	395580	0050	6/25/2001	43333	Related Party, Friend, Or Neighbor
6	620440	0030	6/13/2001	230000	1031 Trade
6	620442	0270	3/6/2001	243500	Relocation - Sale By Service
6	620443	0400	5/8/2001	276200	Diagnostic Outlier
6	794070	0200	3/9/2001	283000	Relocation - Sale By Service
6	794071	0070	2/12/2002	245000	Estate Administrator, Guardian, Or Executor
6	795500	0080	10/2/2002	236000	Double Sale
6	795500	0080	9/21/2002	419950	Ratio Outlier
6	795500	0080	11/7/2002	419950	Ratio Outlier
6	795500	0150	9/10/2002	245000	Double Sale
6	795506	0150	5/14/2001	216763	Exempt From Excise Tax
6	814310	0050	5/1/2002	86000	Ratio Outlier
6	866328	0200	1/21/2002	180000	Related Party, Friend, Or Neighbor
6	947720	0180	9/4/2002	106423	Partial Interest (1/3, 1/2, Etc.)